

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
1924 Weddington Road
Weddington, NC 28104
MARCH 27, 2017 – 7:00 p.m.
MINUTES**

Open the Meeting

Chairman Dow called the meeting to order at 7:00 p.m.

Quorum was determined with the following members in attendance: Chairman Rob Dow, Barbara Harrison, Bruce Klink, Gerald Hartman, Walt Hogan, Brad Prillaman, and Jim Vivian. No Board Members were absent.

The following staff was present:

Lisa Thompson, Town Administrator/Planner
Karen Dewey, Clerk
Dorine Sharp

Mayor Bill Deter was in attendance

Approval of Minutes:

The Board discussed corrections in the minutes.

Motion: Boardmember Klink moved to adopt the February 27, 2017 Regular Planning Board Meeting Minutes as corrected.

Vote: The motion passed with a unanimous vote.

Old Business

Review and Consideration of Text Amendment to Section 58-4 Definitions, Sections 58-56, 58-56.1, 58-57, 58-57.1, 58-60, and 58-61 Permitted uses and Add Article XI Small Cell Telecommunications Facility and Section 58-329 Requirements.

Ms. Sharp presented the staff report. She discussed the background and the extent of research done on the topic. The procedure for permit process was explained. Ms. Sharp made a correction in section 58-61. The Board clarified definitions and uses.

Motion: Boardmember Harrison moved to recommend approval of Text Amendments to Sections 58-4 Definitions, 58-56, 58-56.1, 58-57.1, 58-60, and 58-61 Permitted uses; and add Article XI Small Cell Telecommunications Facility and Section 58-329 Requirements.

Vote: The motion passed with a unanimous vote.

Update on Greenway/Multi-use Path Concepts

Boardmember Hogan presented thoughts and research on Greenways and Multi-use Paths. The Board discussed possibilities and examples. They determined that there were issues involved and the concept is not ready to be presented. The discussion continued with possibilities of subdivision connections as opposed to greenway/natural trails. Greenways didn't rank very high with residents in the 2012 survey. The Board expressed the focus should be on connectivity. Residents won't want public greenways in easements through private backyards.

Update on Lot Size Amendments for RCD

Boardmembers Vivian and Prillaman have nothing new on the topic. They plan on meeting at a later date.

New Business

Review and Consideration of the Final Plat for Atherton Subdivision Phase 2, Map 3

Ms. Thompson presented the staff report for the final plat and reviewed the standards already in place by the developer. The Board discussed the final plat. They determined the adjacent property owners listed on the plat are not correct should be corrected.

Motion: Boardmember Prillaman moved to approve the final plat for Atherton Subdivision Phase 2 Map 3 with corrections to adjacent property owners and the appropriate performance and maintenance bonds are approved and in place.

Vote: The motion passed with a unanimous vote.

Review and Consideration of the Final Plat for Scott Minor Subdivision

Ms Thompson presented the staff report. This will be a Planning Board approval. The Board discussed the conditions for the subdivision and determined that the subdivision will not be eligible for subdividing again for 3 years and then it would qualify as a major subdivision and be subject to those requirements.

Motion: Boardmember Hartman moved to approve the Final Plat for the Scott Minor Subdivision with no conditions.

Vote: The motion passed with a unanimous vote.

Review and Consideration for Weddington Swim and Racquet Club Amendment to the Conditional Use Permit

Chairman Dow explained the background. The Planning Board is not the deciding body, but will make a recommendation to the council. Ms. Thompson presented the staff report and the Board reviewed the findings of fact. Discussion regarding the original CUP and the access road near the planned structure ensued. The Board determined that all 4 findings of fact were met and all the conditions from the original CUP were still valid.

Findings of Fact:

1. **The use will not materially endanger the public health or safety if located where proposed and developed according to plan.** The Planning Board is in agreement with this finding as the amendment is in keeping with the current CUP regulation of the club and they have received the Union County permits.
2. **The use meets all required conditions and specifications.** The Planning Board is in agreement with this finding as the amendment is not changing any of the uses outlined in the original CUP. It's just an addition.
3. **The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity.** The Planning Board is in agreement with this finding as the amendment will not harm the adjoining or abutting property. It is well landscaped and in keeping with the town lighting ordinance.
4. **The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this chapter and the town's land development plan.** The Planning Board is in agreement with this finding as the amendment doesn't change the current CUP, it is only continuing the use of what is currently in use and the elevation of the planned accessory structure will match the previously approved clubhouse.

The Board directed staff to check the conditions of the original CUP for clarification.

Motion: Boardmember Klink moved to forward the Weddington Swim and Racquet Club Amendment to the Conditional Use Permit to the Town Council with a favorable recommendation with the conditions that the new accessory building will be secured during club non-operating hours and that the conditions from the original CUP for the side access road are maintained.

Vote: The motion passed with a unanimous vote.

Update from Town Planner

Ms. Thompson reviewed current projects. The Town has received a major subdivision application for a conservation subdivision at the corner of 84 and Deal Road. It is 20 acres and will have 16 lots and 100 foot buffers.

The NCDOT still has no preferred route for the Rea Road extension and it continues to be under environmental review. The Board discussed various options on the Rea Road extension. NCDOT plans to bid in early 2019.

Other Business

There was no other business discussed.

Adjournment

Motion: Boardmember Prillaman moved to adjourn the meeting.

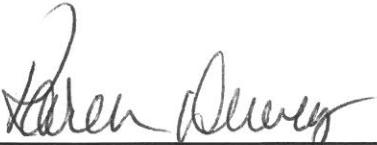
Vote: The motion passed with a unanimous vote.

The meeting adjourned at 8:05 p.m.

Adopted April 24, 2017



Rob Dow, Chairman



Karen Dewey, Town Clerk