

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
WEDDINGTON TOWN HALL  
1924 Weddington Road  
Weddington, NC 28104  
APRIL 24, 2017 – 7:00 p.m.  
MINUTES  
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**OPEN THE MEETING**

Chairman Dow called the meeting to order at 6:59 p.m.

**DETERMINATION OF QUORUM/ADDITIONS OR DELETIONS TO THE AGENDA**

Quorum was determined with the following members in attendance: Chairman Rob Dow, Boardmembers Barbara Harrison, Walt Hogan, Gerald Hartman, Jim Vivian, and Bruce Klink. Brad Prillaman was absent.

The following staff was present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey

Visitors: Mayor Bill Deter, Councilmembers Mike Smith and Janice Propst, Cameron Helms, Jeremy Harvey, Brian Graham, Anna-Marie Smith, Liz Collins, Sanna Tucker, and Joyce Plyler.

Ms. Thompson suggested moving New Business before Old Business to accommodate the applicant for the Deal Road Subdivision.

Chairman Dow discussed item C under New Business – Review and Consideration of the text amendment to Section 46-76 (d) buffering along thoroughfares, and Section 46-42 (d)(2)(c)(1) thoroughfare buffers. The text amendment may be in conflict with other ordinances. This item should be removed from the agenda and reviewed at a later date.

- Motion:** Boardmember Hartman moved to amend the agenda by removing item C under New Business – Review and Consideration of the text amendment to Section 46-76 (d) buffering along thoroughfares, and Section 46-42 (d)(2)(c)(1) thoroughfare buffers; and moving New Business ahead of Old Business.
- Second:** Boardmember Hogan
- Vote:** The motion passed with a unanimous vote.

**APPROVAL OF MINUTES**

March 27, 2017 Regular Planning Board Meeting Minutes

There were no changes to the minutes.

- Motion:** Boardmember Klink moved to adopt the March 2, 2017 Regular Planning Board Meeting Minutes as presented.
- Second:** Boardmember Harrison
- Vote:** The motion passed with a unanimous vote.

## NEW BUSINESS

### A. Public Hearing – Review and Consideration of Temporary Use Permit Application for Food Truck Fridays

Chairman Dow opened the public hearing.  
No one signed up to speak.

Ms. Thompson presented the application for Food Truck Fridays sponsored by the Town of Weddington.

Boardmember Harrison expressed some concerns about the parking plan. She suggested staff contact Steve McLeod of Weddington Corners for a Hold Harmless Agreement. Discussion continued on other provisions for parking. Ms. Thompson confirmed:

- No additional lighting would be needed as the event will be ending by 8:30 p.m.,
- The D.J. would be within the noise ordinance limits and the content will be monitored by staff and volunteers present,
- No admission will be charged, and
- There is no need for an EMT to be present.

Event staff ensured the Board that safety would be a priority when figuring out parking options. Chairman Dow closed the public hearing.

#### Findings of Fact:

1. **The proposed temporary use will not materially endanger the public, health, welfare and safety.** The Planning Board unanimously agreed, as the presence of Off Duty Sheriff Deputies, and the Fire Department, as well as holding liability insurance and Environmental Health Permits for the food trucks, this finding of fact is true.
2. **The proposed temporary use will not have a substantial negative effect on adjoining properties.** The Planning Board unanimously agreed that the operating hours are within the noise ordinance guidelines and there will be no additional lighting, this finding of fact is true.
3. **The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit.** The Planning Board unanimously agreed this event will promote community and since all notices were sent by the town as per the ordinance, this finding of fact is true.
4. **The proposed temporary use is held no more than four times (4) per year at any particular location.** The Planning Board unanimously agreed that this event, which will be held on four Fridays in May, meets this finding of fact.

- Motion:** Chairman Dow moved to recommend approval of the application for the Temporary Use Permit for Food Truck Fridays with the

condition that staff confirm with Steve McLeod if a hold harmless agreement is necessary.

**Action:** The motion passed with a unanimous vote.

**B. Review and Consideration of a Sketch Plan for the Deal Road Subdivision**

Ms. Thompson presented the staff report: Deal Road Ventures, LLC submitted a subdivision sketch plan application for 16 lots on 19.96 acres located at the southwest corner of Weddington-Matthews Road and Hemby Road. This parcel is zoned R-CD and the proposed use is for a Residential Conservation Subdivision.

Project Information:

A Conservation Subdivision must base the number of proposed lots on a yield plan per Section 46-42 of the Weddington Subdivision Ordinance. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The yield plan exhibits 16 lots on 19.96 acres with a total density of .80 units per acre.

Conservation Land Summary:

Section 58-58(4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. 8.97 acres is required, 9.06 acres has been provided. The conservation land breakdowns are shown on sheets 4 of 6 and 6 of 6 the plat submitted.

Discussion concerning the yield plan with the marginal access street ensued. The Board discussed the definition of a marginal access street versus a private driveway access.

Mr. Brian Graham with Design Resource Group, representing the applicant, addressed the board. He believes they are meeting the spirit of the ordinance. The sketch plan meets or exceeds all requirements/standards for a conservation subdivision.

The applicant presented the sketch plan. He noted the floodplain and the 100 foot undisturbed buffers along the thoroughfares, the plans to preserve the existing house and provide additional screening along the cul-de-sac to protect the adjacent property owners. A BMP will be provided and the driveway access is 600 feet from the intersection. The Conservation area consists of primary flood plains with hydro soil and the secondary conservation consists of wooded areas.

The Planning Board had no further issues or questions.

Chairman Dow stated the ordinance reads that Town Council shall allow any exceptions to the marginal access street requirement. That decision should be left up to them. Boardmember Klink added that in the recommendation to the council, it should be noted that the applicant's yield plan is at .80 units per acre and the average for Weddington in .76-.78.

**Motion:** Boardmember Hartman moved to approve the sketch plan for the Deal Road Subdivision with the condition that the Town Council

will allow an exception for private driveway access in lieu of marginal access street on the Yield Plan.

Ms. Thompson mentioned that the applicant may lose one lot after Council makes a determination and asked if the Planning Board needed to see the sketch plan again.

The Board agreed that they didn't need to see the amended sketch plan.

**Second:** Boardmember Harrison  
**Vote:** The motion passed with a unanimous vote.

~~**C. Review and Consideration of the text amendment to Section 46-76 (d) buffering along thoroughfares, and Section 46-42 (d)(2)(c)(1) thoroughfare buffers**~~

**OLD BUSINESS**

**A. Update on Greenway/Multi-use Path Concepts**

Boardmembers Hartman and Hogan presented their updates on the feasibility of town path concepts. In order to connect neighborhoods, internal sidewalks can be built between them. Other options include requiring developers to help in development of pathways through Weddington or if the Town can generate funding, we can propose and build new paths and greenways and generate excitement. They agreed to meet with the Town Planner to confirm routes and connection requirements, and to discuss possible text amendments that will provide for developer financed sidewalks/paths. The Board agreed that Boardmembers Hartman and Hogan should present their research to the council and get input and direction.

**B. Update on Lot Size Amendments for RCD**

Boardmember Vivian acknowledged that he and Boardmember Prillaman hold opposing views on these standards. He agreed they would present the differing opinions at the next regular Planning Board meeting.

**UPDATE FROM TOWN PLANNER**

Ms. Thompson presented the update to the Board. The NCDOT Rea Road Extension Project determined the Least Environmentally Damaging Practicable Alternative and will be holding a public meeting in June or July to finalize the route.

The Town received the final plats for Carrington subdivision. They will probably be on the agenda for next month.

**OTHER BUSINESS**

**Report from the April Town Council Meeting**

The text amendment for political signs was approved by the Town Council. They called for Public Hearings for the CUP Amendment for the Weddington Swim and Racquet Club and for the Small Cell telecommunications text amendment. The Council also approved the final plat for Atherton Subdivision Phase 2 Map 3.

**ADJOURNMENT**

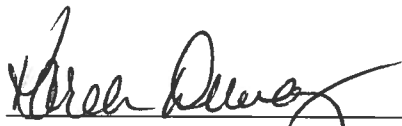
**Motion:** Councilmember Harrison moved to adjourn the meeting.

**Vote:** The motion passed with a unanimous vote.

The meeting adjourned at 8:12 p.m.

Adopted May 22, 2017

  
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Rob Dow, Chairman

  
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Karen Dewey, Town Clerk