

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MAY 24, 2010 - 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 May 24, 2010 at 7:00 p.m., with Chairman Dorine Sharp presiding.

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

Absent: None

Visitors: Michelle Hitselberger

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the May 24, 2010 Regular Planning Board Meeting to order at 7:06 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. March 22, 2010 Regular Planning Board Meeting Minutes.** Mr. Jack Steele moved to approve the March 22, 2010 Regular Planning Board Meeting minutes. Ms. Beth Masurat seconded the motion, with votes recorded as follows:

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

**Item No. 4. Old Business.**

**A. Review and Consideration of Proposed Text Changes to Section 46-45 – Final Major Submission Plat and Review.** The Planning Board received a copy of the proposed text changes for their review. Chairman Sharp reviewed areas that had been amended since the Planning Board had last seen the text. Mr. Scott Buzzard moved to send the text changes to Section 46-45 to the Town Council with a favorable recommendation. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

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

**Item No. 5. New Business.**

**A. Discussion of Text Amendment on Town and County Requirements and Specifications for Connection to Public Water Lines.** The Planning Board received a copy of the following text change for their review:

(1) Connection to public water lines. 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.

There are 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 wells provided water lines are installed to County specifications for future hook-ups. This includes working fire hydrants and taps and meter boxes for each developable lot. If the County approves these plans then the use of wells may be approved. Community wells are discouraged and will only be allowed if the system is built to County standards 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.

Question: Does the County require residents to connect to county water if the water lines pass in front of their residence? Does the County want some sort of assurance that they can require such hook-ups to occur within some time frame in the future?

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Chairman Sharp advised that she and Town Planner Cook had spoken with the Union County Public Works Director regarding the proposed language. She stated, “The first paragraph is what is currently in the ordinance. We all know that the County is not issuing water permits. We talked with Mr. Goscicki about allowing the developer to put in the infrastructure to be hooked up to water in the future but allowing them to have wells until that time. I believe that the County requires residents to connect to county water if the water lines pass in front of their residence. The County would go ahead and pressurize the system and water lines but there would be no taps to the system. The fire hydrants would be functional.”

The Board felt that the purpose of the language was to ensure public safety and to allow property owners to maintain the value of their property by being able to develop if necessary.

Town Planner Cook will submit the language to Union County Public Works for their review and comments. The Planning Board asked that Mr. Cook also find out the following from the County:

- Their process for allowing wells
- Does the County require residents to hook up to County water if the water lines pass in front of their residence? Planning Board members questioned why the Town would require that they hook up.
- Will the County supply water to the hydrant and lines?

**B. Discussion of Attendance Policy in the Planning Board Rules of Procedure.** The Planning Board received a copy of the Ordinance Creating the Planning Board and a copy of the Rules of Procedure. Chairman Sharp read statements from these documents regarding attendance at the Planning Board Meetings. She advised the Board that Mr. Perryman will be absent from the next three to four meetings due to his military service. She questioned if the Board felt that the Board would be fine for this time with only six members and how that would also affect the Board of Adjustment. Members of the Board felt that nothing needed to be done at this time regarding this matter and wished Mr. Perryman safety in the coming months.

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

- The Polivka MX Rezoning Application and Land Use Amendment will be on the August 9, 2010 Town Council agenda for Public Hearing and Consideration. It was originally scheduled for the June 14, 2010 meeting.

- Union County Public Schools (UCPS) has completed the burn on the two houses located on the school property on Cox Road. The brick house was burned on April 3<sup>rd</sup> and the gray house was burned on April 28<sup>th</sup>. UCPS will now hire a contractor to remove the remaining debris from the property. The timing of the debris removal will depend largely on the weather.
- The CUP Application for the three additional tennis courts at Weddington Swim & Racquet Club was approved on May 10, 2010 by the Town Council.
- All municipalities participating in the Carolina Thread Trail had a kick-off meeting with the Trust for Public Land (hired consultant) on May 6<sup>th</sup>. There will be four Listening Sessions in July located throughout Union County. The Town of Weddington will host one of these Sessions at the Weddington Swim and Racquet Club on Monday, July 19 from 6-8 pm.
- The Town Council will hold a Public Hearing and Consideration on the B-1(CD) and B-2(CD) Text Amendments on June 14<sup>th</sup>. Following these Text Amendments, the Town Council can initiate a rezoning of all B-1 and B-2 properties.

The Town Council will also hold a Public Hearing and Consideration for the rezoning of Parcels 06150059A, 06150059 and 06150058. Currently these parcels are zoned R-40 or RCD. The proposed rezonings would result in them being zoned MX.

- The Town Council approved the following Text Amendments on May 10, 2010:
  - 1) Temporary Signage-The Town Council removed the text that read “*signs may not be extended or renewed*” and “*no address may have more than four signs per calendar year*”.
- Robert Batchelor (3351 Beulah Church Road) received his Certificate of Compliance on Friday, May 21 from the Town of Weddington.

**Item No. 7. Other Business.**

**A. Report from the May 10, 2010 Regular Town Council Meeting.** The Planning Board received a copy of the May 10, 2010 Regular Town Council Meeting agenda as information.

**Item No. 8. Adjournment.** Ms. Janice Propst moved to adjourn the May 24, 2010 Regular Planning Board Meeting. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:48 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk