

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, DECEMBER 20, 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 December 20, 2010 at 7:00 p.m., with Chairman Dorine Sharp presiding.

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

Absent: Scott Buzzard

Visitors: None

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the December 20, 2010 Regular Planning Board Meeting to order at 7:02 p.m.

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

**Item No. 3. Oath of Office – Rob Dow and Jim Vivian.** Town Administrator/Clerk Amy McCollum administered the Oaths of Office for Jim Vivian and Rob Dow prior to the opening of the meeting.

**Item No. 4. Election of Chairman and Vice-Chairman.** Mr. Rob Dow moved to elect Ms. Dorine Sharp as Chairman of the Planning Board. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Propst, Steele, Perryman, Vivian and Dow  
NAYS: None

Mr. Jeff Perryman moved to appoint Mr. Rob Dow as Vice-Chairman of the Planning Board. Ms. Propst seconded the motion, with votes recorded as follows:

AYES: Propst, Steele, Perryman, Vivian and Dow  
NAYS: None

**Item No. 5. Consideration of Approval of 2011 Meeting Schedule.** Vice-Chairman Dow moved to approve the 2011 Meeting Schedule for the Planning Board. Mr. Perryman seconded the motion, with votes recorded as follows:

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

**SCHEDULE OF PLANNING BOARD MEETINGS - 2011  
(4<sup>TH</sup> MONDAY OF EVERY MONTH)**

DATE	TIME	LOCATION
January 24, 2011	7:00 p.m.	Town Hall Council Chambers
February 28, 2011	7:00 p.m.	Town Hall Council Chambers
March 28, 2011	7:00 p.m.	Town Hall Council Chambers

April 25, 2011	7:00 p.m.	Town Hall Council Chambers
May 23, 2011	7:00 p.m.	Town Hall Council Chambers
June 27, 2011	7:00 p.m.	Town Hall Council Chambers
July 25, 2011	7:00 p.m.	Town Hall Council Chambers
August 22, 2011	7:00 p.m.	Town Hall Council Chambers
September 26, 2011	7:00 p.m.	Town Hall Council Chambers
October 24, 2011	7:00 p.m.	Town Hall Council Chambers
November 28, 2011	7:00 p.m.	Town Hall Council Chambers
December 19, 2011 (Moved up 1 week due to Christmas)	7:00 p.m.	Town Hall Council Chambers

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

**A. November 22, 2010 Regular Planning Board Meeting Minutes.** Mr. Jack Steele noted one change to the minutes. Mr. Perryman moved to approve the November 22, 2010 Regular Planning Board Meeting minutes with the change noted by Mr. Steele. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

**Item No. 7. Old Business.**

**A. Review and Consideration of Proposed Text Amendment to Add "Private Banquet, Reception and Conference Center" Uses as a Permitted Use in the MX Zoning District.** Town Planner Jordan Cook reviewed the following proposed text amendment with the Planning Board:

**Original Language-Prior to Town Attorney’s Review**

**Sec. 58-4. Definitions.**

*Banquet and Reception Centers* are structures that are designed for groups of people to gather for private social functions or events, including, but not limited to weddings and wedding receptions and banquets. This definition does not apply to church assembly halls.

*Conference Centers* are facilities designed to accommodate corporate meetings, training, retreats, exhibition space, and other uses of a similar nature.

**Sec. 58-60. MX mixed-use conditional district.**

(1) *Permitted uses.*

- o. Banquet and Reception Centers, and Conference Centers provided the lot is at least 5 acres. These uses may be combined on one 5 acre minimum lot. These uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with these types of activities. At no time will electronically amplified sound generated in conjunction with any event be audible beyond 60 DB beyond the boundary of the property on which the facility is located and no electronically amplified sound shall be audible beyond the property boundary between the hours of 10 p.m. and 9 a.m.

**Sec. 58-152. Signs permitted in all R residential districts.**

(d) Signs on-premises of banquet, reception, and conference centers are regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per street front.
(3)	Maximum area of signs:	20 square feet.
(4)	Permitted location:	Behind required setback.

Items (d) and (e) become (e) and (f).

**Sec. 58-175. Off-street parking.**

Banquet, Reception, and Conference Center	1 per employee during the shift of greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate.
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**Revised Language-After Town Attorney’s Review**

**Sec. 58-4. Definitions.**

*Banquet and Reception Centers* are uses and structures that are designed for groups of people to gather for social functions or events, including, but not limited to weddings and wedding receptions and other gatherings. This definition does not apply to churches.

*Conference Centers* are facilities designed to accommodate corporate meetings, training, retreats, exhibition space, and other uses of a similar nature.

**Sec. 58-60. MX mixed-use conditional district.**

(2) *Permitted uses.*

- p. Banquet and Reception Centers, and Conference Centers provided the lot is at least 5 acres. However, nothing shall prohibit one or more of these uses from being combined on a single 5 acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 DB beyond the boundary of the property on which the facility is located. Further, no noise or electronically amplified sound shall be audible beyond the property boundary between the hours of 10 p.m. and 9 a.m.

**Sec. 58-152. Signs permitted in all R residential districts.**

(d) Signs on-premises of banquet, reception, and conference centers are regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per street front.
(3)	Maximum area of signs:	20 square feet.
(4)	Permitted location:	Behind required setback.

Items (d) and (e) become (e) and (f).

**Sec. 58-175. Off-street parking.**

Banquet, Reception, and Conference Center	1 per employee during the shift of greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate.[ At a minimum, each use shall have parking to accommodate at least ___ vehicles.]
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Chairman Sharp stated, “If you recall, we reviewed language and sent it to our Attorney for review before sending it on to the Town Council. One page is labeled original language and the other is the revised language after Attorney Fox’s review. We need to fill in the number of vehicles under Section 58-175.”

The Planning Board discussed the purpose of having a minimum number.

Ms. Propst moved to send the proposed text amendment to the Town Council with a favorable recommendation and to have 30 as the amount listed in Section 58-175. Mr. Steele seconded the motion, with votes recorded as follows:

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

The Planning Board noted the following:

- The Town Council agreed with the Planning Board that Banquet and Reception Centers should be included in the MX District Zoning.
- This came to the Town’s attention as a citizen-requested text amendment and the Planning Board did not think it should go in residential zoning but that it should go in the M-X district.
- How much parking that would be paved and how much would be overflow parking would be handled during the MX process.

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

**A. Consideration of the Weddington Corners Permanent Ground Sign on Weddington-Matthews Road.** The Planning Board received the following memo from Town Planner Jordan Cook:

- Weddington Corners has applied for a permanent sign permit for a 19.59 square foot sign located on Town Hall property at the corner of Weddington-Matthews Road and the new access road.
- The proposed sign is in accordance with the Temporary Driveway Easement Agreement between the Town of Weddington and Weddington Corners Shopping Center. The language in the agreement reads:

“Sign. Grantee agrees (at Grantee’s expense) to construct, install and maintain throughout the Term of this Agreement a sign at the entrance of the Driveway identifying both Grantor’s Town Hall and Grantee’s Shopping Center (the “Sign”). The Sign shall comply with all applicable laws and ordinances and is subject to the prior written approval of Grantor.”

- The proposed sign is in compliance with *Sections 58-150 and 58-153 of the Town of Weddington Zoning Ordinance.*

The Planning Board also received the following information:

- A map showing where the sign will be located
- A drawing of the proposed map

Town Planner Cook advised that the sign is located within the easement area granted by the Town and it will be out of the right of way and site triangle. He stated, “There will be lighting added to the sign at some point.”

Vice-Chairman Dow moved to approve the ground sign on Weddington-Matthews Road for the Weddington Corners Shopping Center with the following conditions:

- Located out of the right-of-way
- Located within the easement property granted by the Town of Weddington
- Located out of the site triangle
- Sign to be removed when the easement is vacated
- Lighting for the sign should conform to the Weddington Lighting Ordinance
- Sign should match the style of the sign in the front of the shopping center
- Sign should not look temporary in nature

Mr. Perryman seconded the motion, with votes recorded as follows:

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

Chairman Sharp questioned whether Weddington Corners or the Town could put a light at the access road because it is so dark.

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

- The Trust for Public Land has created base maps with proposed trail locations based on the feedback received at the four Listening Sessions. The Steering Committee met on December 1<sup>st</sup> to discuss the base maps and schedule Open House meetings for each community. These Open House meetings will occur in January or February and give citizens the opportunity to discuss the base maps and trail locations. Please see the following website for further information: <http://www.carolinathreadtrail.org/>
- The B-1(CD) and B-2(CD) Rezonings will take place after I have met with all property owners involved in the rezonings. Meetings with the property owners are currently being scheduled.
- NCDOT has completed the access road behind Town Hall and removed all of the berm along Weddington-Matthews Road. Weddington Corners is currently working on hiring a Landscape Architect to develop a landscaping plan for the road. Weddington Corners has also applied for a sign permit to construct a sign at the entrance in accordance with the Driveway Easement.
- NCDOT has acquired the right-of-way needed to install turn lanes and a traffic signal at the intersection of Hemby Road/Beulah Church Road and Weddington-Matthews Road. Installation of the traffic signals has begun. The turn lanes and signal should be completed by late 2010 or early 2011.
- The Town Council decided to continue to review the proposed Residential Open Burning text. Two Council members will review the language that was discussed by Planning Board (language drafted by Dorine), Councilman Thomisser's proposed text and State Statutes. A final decision will be made after new text is drafted implementing the three items mentioned above. Mayor Pro Tem Barry and Mayor Anderson are working with the Sheriff's Department on this item.
- The Miniature Horse Text Amendment was denied at the last Town Council meeting. The Town Council voted to leave the current text as is and not address miniature horses.
- Town Attorney Anthony Fox is currently reviewing the Minor Subdivision Text Amendment. The Town Council should call for a Public Hearing at their January 10<sup>th</sup> Town Council meeting.

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

**A. Report from the December 13, 2010 Regular Town Council Meeting.** The Planning Board received a copy of the December 13, 2010 Regular Town Council Meeting agenda as information.

Town Administrator/Clerk McCollum reviewed the new Appointment Policy with the Planning Board. Planning Board members asked for clarification regarding when the term limits part of the policy starts. The Planning Board also asked that some type of recognition be done for Beth Masurat for her years of service on the Planning Board.

**Item No. 11. Adjournment.** Mr. Steele moved to adjourn the December 20, 2010 Regular Planning Board Meeting. Mr. Perryman seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:51 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk