

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
NOVEMBER 27, 2017
MINUTES
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1. OPEN THE MEETING

Chairman Rob Dow called the meeting to order at 7:01 p.m.

2. DETERMINATION OF QUORUM/ADDITIONS OR DELETIONS TO THE AGENDA

Quorum was determined with Chairman Rob Dow, Board Members Walt Hogan, Brad Prillaman, Barbara Harrison, Jim Vivian, and Gerry Hartman in attendance. Board Member Bruce Klink was absent.

Staff present: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey

Visitors: Mayor Bill Deter, Bonnie Fisher, Sean Paone, Weston Boles

3. APPROVAL OF OCTOBER 23, 2017 REGULAR PLANNING BOARD MEETING MINUTES

Staff corrected a misspelling.

Motion: Board member Hartman made a motion to approve the October 27, 2017 Regular Planning Board Meeting Minutes as corrected.

Second: Board member Harrison

Vote: The motion passed with a unanimous vote.

4. OLD BUSINESS

A. Discussion of NCDEQ Erosion Control by Town

Ms. Thompson stated that we started a discussion last month over the Town implementing its own erosion control program. Ms. Thompson invited the Town's contract engineer to help answer questions. She introduced Bonnie Fisher with Labella, formerly USI. Ms. Fisher explained that she contacted the Town of Waxhaw regarding their experience in taking over erosion control from the state. Waxhaw's ordinance is modeled after the City of Monroe, which is modeled after the State Ordinance. Ms. Fisher spoke with Chris Rice in Waxhaw.

She reviewed the process the Town of Waxhaw went through. The Town drafts an ordinance, the state will review the town ordinance, then the town will present the ordinance to the state board and the state board will delegate the erosion control to the town. It will be about a 6 month process.

Board member Harrison asked if Mr. Rice's position in Waxhaw was a full time position. Ms. Fisher stated that Mr. Rice is a full time employee. She explained that Waxhaw does single lot permits, so, Mr. Rice not only visits the construction sites every day but the individual single lots and house sites as well.

Board member Harrison asked what kind of training is involved. Ms. Fisher stated that there is training for site inspection and plan reviews. The reviewer will not need to be certified or be an engineer, but will need training to know what to look for. She explained that the State has a manual of approved erosion control devices. The Labella/USI inspectors are trained to notice erosion issues and know who to call. The state also holds classes a couple of times a year for inspections and plan reviews.

Ms. Fisher stated that there are inspection and plan review fees that can be built in to the town's ordinance.

Board member Prillaman asked Ms. Thompson if there is an enforcement mechanism for when the violator doesn't meet the standards. Ms. Thompson responded that if the Town has its own ordinance, there would be warnings and violations issued. Ms. Fisher responded that it is her understanding that initially, the owner who signed the financial responsibility form is contacted. From there, a violations and penalties are issued. Since Waxhaw is self permitting, they can issue violations and penalties.

Ms. Fisher stated that she asked the state board if Weddington could report violations to and provide physical evidence of violations. The State responded that violations have to be documented by a state inspector. Currently, the issue in Weddington is that if the state is coming to inspect sites like Cardinal Crest, they are not notifying staff if there have been any violations noted.

Board member Vivian asked what is a reasonable response time for a developer to fix a violation. Ms. Fisher answered that typically the response is same day. Issue at Cardinal Crest is that it appears the site has been abandoned. Somehow the owner has to be located. The State has the financial responsibility form, so they are able to track down the owner of the land with the violations.

Board member Harrison stated that for the Town to get involved in a violation, a citizen has to call about it, and Ms. Thompson contacts the state. Ms. Thompson stated that Council has contracted for a construction inspector to keep an eye on the sites being actively developed which will help. She also stated that the Town needs an ordinance in order to enforce violation penalties.

Chairman Dow asked if there were two sets of rules for the different phases of the development. Ms. Fisher stated that when a subdivision is built, the first phase involves temporary drainage basins and silt fences and when the building is done, the second phase is water quality and that involves methods to filter the water runoff from the pavement.

The Planning Board agreed to follow the inspections of the newly hired contractor and wait and see if inspections after 6 months help with correcting erosion control and stormwater violations.

Board member Prillaman expressed his discontent with keeping the status quo and pushing this discussion off until June 2018.

5. NEW BUSINESS

A. Review and Consideration of a Planned Residential Development – Weddington Acres Subdivision

Ms Thompson presented the staff report: Sunbelt Holding SE, LLC has submitted an application for a Planned Residential Development (PRD) for Weddington Acres Subdivision. The proposed site is 25 lots on 41.53 acres. The property is zoned R-CD. The minimum tract for a PRD is 35 acres. The Conditional District Application is in general conformance with the Weddington Zoning Ordinance; therefore staff recommends approval of the PRD for the Weddington Acres Subdivision with the following conditions:

- CCRs are reviewed by the Town Attorney and
- A bond is obtained to cover the maintenance requirements per Section 58-23 of the Weddington Code of Ordinances.

Chairman Dow expressed concern about the total width of the entry. The Applicant explained that the top island is 20 feet wide and there are 14 feet on both sides for the drive off . Chairman Dow asked if a school bus would be able to perform a turn around maneuver in that area. The Applicant stated that the presented drawing is NCDOT standard, based on recommendations for a turnaround after a median. The applicant agreed that to show a turning exhibit.

Chairman Dow asked why all drawings were noted as alternative designs. The applicant responded that the monument is traditional double sided masonry unit. The designer has seen a shelter unit, and wanted to keep that option open by providing plans for both to the Planning Board. Ms. Thompson explained that the final drawings will be brought back to Planning Board when signage is approved.

Motion: Board member Hartman made a motion to forward the Planned Residential Development application for Weddington Acres Subdivision to the Town Council with a favorable recommendation

with conditions listed by staff and additional conditions of showing a passing lane and a school bus turn around maneuver and a strong recommendation for the installation of a yelp device at the entrance gate.

Second: Board member Harrison

Vote: The motion passed with a unanimous vote.

B. Review and Consideration of a Final Plat – Weddington Acres Subdivision

Ms Thompson presented the staff report: Sunbelt Holdings SE, LLC is seeking approval of their final plat application for 25 lots on 41.53 acres located at the southern corner of Weddington Matthews Road and Antioch Church Road. The sketch plan was approved on October 28, 2015, the Planning Board reviewed the preliminary plat/construction plat on June 26, 2017 and Town Council approved the plans on July 10, 2017. Staff recommends approval with the following conditions:

- Bond Estimates shall be approved by USI
- Maintenance Agreements shall approved by Town Attorney
- CCRs shall approved by Town Attorney
- The PRD shall be approved by the Town Council prior to the final plat approval
- If the PRD is approved, the roadways shall be labeled as private right of way
- The common open space and buffer is labeled as open space and maintained by the HOA consistent with the maintenance plan and CCRs
- CBU locations shall be approved by the USPS

Board member Vivian asked about the building pads on the lots with the wetlands. The applicant responded that the smallest building pad is 60 x 60 and most are 70 x 70. They planned the larger building pad to accommodate odd shaped houses. They will be large enough to fit the house without affecting the wetlands.

Chairman Dow asked if there were changes from the preliminary plat. Ms. Thompson answered that there were none; the USPS cluster box will have to be approved by the USPS as a condition of the final plat approval. The applicant pointed out that Page 1 shows the CBU easement. If the PRD is approved, it will be labeled as private right of way.

Motion: Board member Hartman made a motion to forward the final plat for Weddington Acres Subdivision to the Town Council with a favorable recommendation with conditions outlined by staff.

Second: Board member Harrison

Vote: The motion passed with a unanimous vote.

6. UPDATE FROM TOWN PLANNER

Ms. Thompson updated the Planning Board on future projects.

- The Town received an application for preliminary plat/construction plans for a 9 lot conventional subdivision located on property on NC84 near Lester Davis Road. Ms. Thompson stated that the previous planner approved the sketch plan. Planning Board directed Ms. Thompson to find evidence of sketch plan approval.
- Weddington Glen is completing preliminary plat/construction plans for submittal at the December meeting.
- Planning Board Training is confirmed for December 13, 2017. The Board agreed on a 6:30 p.m. start time.

7. REPORT FROM THE OCTOBER TOWN COUNCIL MEETING

Ms. Thompson did not give a report.

8. ADJOURNMENT

- Motion:** Board member Prillaman made a motion to adjourn the November 27, 2017 Regular Planning Board Meeting at 8:21 p.m.
- Second:** Board member Hartman
- Vote:** The motion passed with a unanimous vote.

Adopted: December 18, 2017



Robert Dow, Chairman



Karen Dewey, Town Clerk