

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
WEDDINGTON TOWN HALL  
WEDDINGTON, NC 28104  
DECEMBER 18, 2017  
MINUTES  
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**1. OPEN THE MEETING**

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

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

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

Staff present: Town Clerk Karen Dewey

Visitors: Bill Deter

**3. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Board member Hogan asked to make a statement before nominations were given. He stated that he was volunteering at a polling place on Election Day and was given some unsolicited comments that he wanted to share with the Planning Board. First comment was about the perception that the Planning Board was not staying ahead of developers. The second comment was expressing concern that there are members of the Planning Board that are large land owners and have served too long. The third comment had to do with the south east corner of Hemby and Providence Roads. The feeling is just that the Planning Board should do something about that area. Board member Hogan stated that he likes the diversity of the board as it is. He understands the sentiment regarding not wanting to be "Big Brother" and he believes that all members have Weddington in their best interests and want to preserve the rural feel of the town. He feels that the town is about to explode and the Board should stay ahead of it.

Chairman Dow asked what compelled Board member Hogan to make this statement. Board member Hogan stated that he just wanted the Board to be aware that the residents are watching.

Board member Prillaman stated that he believes having the land owners on the Planning Board puts the Board in a better position. Weddington will be better served with more significant land owners on the Board. Once any land is sold, the land owner doesn't have a say in how it's developed, however, sitting on the Planning Board, a land owner can have significant input as to how the land will be developed.

Chairman Dow stated that when he was asked to serve by the Mayor at the time, who happens to be the current Mayor's father, it was stated to Chairman Dow that his presence on the Board would provide some much needed diversity.

Chairman Dow opened the floor for nominations for Chairman of the Planning Board. Board member Prillaman nominated Rob Dow for Chairman. Barbara Harrison gave the second. Chairman Dow closed the nominations.

**Vote:** The Board unanimously voted Rob Dow to serve as Chairman of the Planning Board.

Chairman Dow asked for nominations for Vice Chairman of the Planning Board. Gerry Hartman nominated Brad Prillaman. Barbara Harrison gave the second. Chairman Dow closed the nominations.

**Vote:** The Board unanimously voted Brad Prillaman as Vice Chairman of the Planning Board.

#### **4. APPROVAL OF MINUTES**

##### **A. NOVEMBER 27, 2017 REGULAR PLANNING BOARD MEETING MINUTES**

Chairman Dow made a grammatical correction.

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

**Second:** Board member Hogan

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

#### **5. OLD BUSINESS**

#### **6. NEW BUSINESS**

##### **A. CONSIDERATION OF APPROVAL OF 2018 MEETING CALENDAR**

Chairman Dow noted that two meeting dates would be moved due to the meeting falling on a holiday.

**Motion:** Board member Harrison made a motion to approve the 2018 Planning Board Regular Meeting Calendar.

**Second:** Board member Hartman

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

##### **B. REVIEW AND CONSIDERATION OF WEDDINGTON GLEN PRELIMINARY PLAT/CONSTRUCTION PLANS**

Ms. Dewey presented the staff report. Hopper Communities has submitted a preliminary plat and construction plans for 35 lots on 49.69 acres located at the southwest corner of Weddington Matthews Road and Hemby Road. The sketch plan was reviewed by the Planning Board in February and unanimously recommended approval with the condition that

the sewer easement to the fire department be added to the plat. The preliminary plat is substantially similar to the sketch plan; therefore staff recommends approval of the preliminary plat and construction plans with the following conditions:

- The Applicant must provide approvals from all local, state, and federal agencies prior to commencing construction; and
- The maintenance plan and agreement shall be reviewed by the Town Attorney.

Board member Hogan asked for clarification on a note on the plat that read “proposed public walking trail easement”. The Applicant responded that there is an easement being set aside for a trail to be built in the future. The Applicant will be building a trail around the bigger pond shown on the plans.

Chairman Dow noted that the smallest lot was 15,000 square feet and the average lot size is 17,842 square feet. He asked what the average front yard width is. The Applicant stated that there are a few lots with 90 ft. lot front yard widths, but most are 100 ft. or more wide.

Chairman Dow asked about the condition from the sketch plan for the fire department sewer easement. The Applicant stated that they didn’t just add the easement to the plat, but they will run the pipe all the way through the easement and it will be shown on the utility plans.

Chairman Dow asked if the DOT is requiring a left turn lane. The Applicant confirmed it will be 150 feet.

Chairman Dow asked who the property owner is. The Applicant responded that they are under contract with the property owner. The current property owners are listed, but not in the title block. Chairman Dow asked that the property owner be listed in the title block, if it is required to be there.

Chairman Dow asked for confirmation that there were no significant changes on this plat from the sketch plan. The Applicant responded that there were none.

**Motion:** Board member Hartman made a motion to forward the Preliminary Plat/Construction Plans for Weddington Glen Subdivision to the Town Council with a favorable recommendation with the understanding that it meets the Land Use Plan and all town ordinances and with the following conditions:

- The Applicant must provide approvals from all local, state, and federal agencies prior to commencing construction; and
- The maintenance plan and agreement shall be reviewed by the Town Attorney.

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

## 7. UPDATE FROM TOWN PLANNER

Ms. Dewey presented the update: At last month’s meeting, Ms. Thompson was directed to check for sketch plan approval for Woodford Chase at the corner of Hwy 84 and Lester Davis. She did not find an approval letter or approved plans, so she is requiring the developer to reapply for sketch plan approval.

**8. OTHER BUSINESS**

**A. REPORT FROM THE DECEMBER TOWN COUNCIL MEETING**

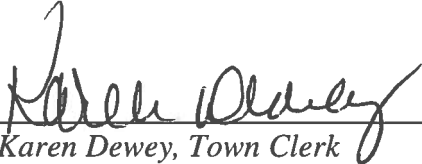
Ms. Dewey presented the report from the December Town Council Meeting. The Town Council approved the Weddington Swim and Racquet Club CUP amendment for two additional tennis courts with conditions listed by staff, as well as requiring the lights on those courts to be turned off at 10:00 p.m. and requiring that the town engineer meet with the applicant and resident to look at any possible drainage issues. The Council also decided to make the Planning Board appointment for the expiring term at the January Regular Town Council Meeting.

**9. ADJOURNMENT**

- Motion:** Board member Prillaman made a motion to adjourn the December 18, 2017 Regular Planning Board Meeting at 7:33 p.m.
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

Adopted: 12 Jan 2018

  
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Robert Dow, Chairman

  
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Karen Dewey, Town Clerk