

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 27, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL***

MINUTES

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*PLEASE NOTE: DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE GOVERNOR'S EXECUTIVE ORDER NO. 121 PLACING LIMITS ON CERTAIN GATHERINGS AND REQUIRING CERTAIN SOCIAL DISTANCING METHODS, AND THE IMPORTANCE OF ENSURING THE SAFETY OF TOWN RESIDENTS, STAFF, AND THE PLANNING BOARD, THE MEETING WILL BE CONDUCTED VIRTUALLY AND HAVE LIMITED PHYSICAL ATTENDANCE. THE MEETING WILL BE AVAILABLE FOR VIEWING AFTER THE MEETING HAS CONCLUDED ON THE TOWN'S WEBSITE.

1. Open the Meeting

Chairman Prillaman called the Regular Planning Board Meeting to order at 7:12 p.m.

2. Determination of Quorum

Roll call was used to determine a quorum of all planning board members were present: Chairman Brad Prillaman, Vice Chairman Walt Hogan, Board members Tami Hechtel, Jim Vivian, Jen Conway, Steve Godfrey, and Ed Goscicki.

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

3. Approval of Minutes – February 24, 2020 Regular Planning Board Meeting Minutes

- Motion:** Vice Chairman Walt Hogan made a motion to approve the February 24, 2020 Regular Planning Board Meeting Minutes as presented.
- Second:** Board member Godfrey
- Vote:** The motion passed with a unanimous vote.

4. Public Hearing - Discussion and Consideration of a Temporary Use Permit for The Patriot Wagon-USA to hold Patriotic Fundraising and Community event at Hunter Farm on August 1, 2020

Chairman Prillaman opened the public hearing. There were no public comments.

Ms. Thompson presented the staff report: Mr. Lynn Hoosier submitted an application for a Temporary Use Permit for a fundraising event. The proposed event will be located at the Hunter Farm located at 13616 Providence Rd. on Saturday, August 1, 2020 (date was changed due to COVID-19).

The event will run from 10:30 a.m. to 4:30 p.m. with time for set-up and clean-up. There will be no lighting needed as it is a daytime event. Projected attendance is initially estimated at 500-1500 people, all with pre-sold tickets. Portajohns will be available. The Union County Sheriff's Office will allocate appropriate public safety, traffic/crowd controls, and traffic direction and the fire department with EMS will be on site for any concerns, issues with medical needs or assistance. A Union County Mass Gathering Permit has been requested from Union County Environmental Health.

Staff reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the Weddington Zoning Ordinance and therefore recommends approval.

Vice Chairman Hogan asked if a condition could be made to allow the applicant to change the date of the event in case the Governor Cooper's Executive Order 121 to stay-at-home is extended. Mr. Lynn Hoosier, the applicant, stated that several dates have been considered and if August 1 doesn't work, the event may be cancelled to avoid conflicts with other events.

In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land within 200 feet of the property involved in the Temporary Use Application have been sent notification of the public hearing. Before issuing any temporary use permit, the planning board shall make the following determinations:

(i) That the proposed temporary use will not materially endanger the public health, welfare and safety;

The Planning Board unanimously agreed that with the presence of the Union County Sheriff's Office and the Wesley Chapel Volunteer Fire Department, this proposed temporary use will not materially endanger the public health, welfare, and safety.

(ii) That the proposed temporary use will not have a substantial negative effect on adjoining properties;

The Planning Board unanimously agreed that since property owners within 200 feet of the property involved were sent notification of the Temporary Use Permit Application public hearing, and the event is limited to the Hunter Farm property, this proposed temporary use will not have a substantial negative effect on adjoining properties.

(iii) That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit; The Planning Board unanimously agreed that this proposed use will encourage community unity and is in harmony with the general purpose and intent of this chapter.

(iv) The proposed temporary use is held no more than four times per year at any particular location.

The Planning Board unanimously agrees that this proposed use, which will be held one time in August, meets this finding of fact.

Motion: Board member Goscicki made a motion to approve the Temporary Use Permit Application from The Patriot Wagon for a patriotic and community event to be held from 10:30a .m. to 4:30 p.m. on August 1, 2020 at the Hunter Farm with the condition that if Executive Order 121 (stay-at-home order) is extended, the applicant has a 6 month time frame to reschedule.

Second: Board member Godfrey

Vote: The motion passed with a unanimous vote.

5. Old Business

No Old Business to discuss

6. New Business

A. Discussion and Consideration of the Zalinsky Minor Subdivision

Ms. Thompson presented the staff report: The applicant, Dan Zalinsky is seeking minor subdivision approval for property located at 3004 Ashford Glen Drive (parcel 06174006). It is a total of 1.99 acres and is zoned R40 residential.

The resultant lots are approximately .92 acres and 1.07 acres. Both lots meet the minimum size requirement of 40,000 square feet, the minimum front, side and rear yard setbacks, and are at least

120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

Board member Godfrey asked about the lot size to confirm that .92 acres meets the 40,000 sq.ft. minimum. Ms. Thompson confirmed that the lot is 40,007 square feet.

Board member Goscicki asked about subdividing within the subdivision. The applicant, Mr. Zalinsky, explained that the previous owner bought the lot adjacent to his own and combined the two. Mr. Zalinsky stated that this subdivision meets the HOA guidelines.

- Motion:** Board member Godfrey made a motion to approve the Zalinsky Minor Subdivision
Second: Vice Chairman Hogan
Vote: The motion passed with a unanimous vote.

B. Discussion and Consideration of the Walden at Providence Subdivision Entry Columns/Gate

Ms. Thompson presented the staff report: Walden at Providence Subdivision has submitted plans for entry columns and a gate. The Planning Board shall review and consider the application and plans for the Walden at Providence Subdivision. Section 58-9 of the Code of Ordinances states that entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction. The roads within the subdivision are platted as private. The PRD standards per section 58-23 do not apply, however the Town will work with the applicant to ensure the system has a manual override and a keypad with the code given to EMS in case of an emergency. The proposed location of the gates allows for up to 3 cars to be stacked and the current layout at the entrance includes a turn-around area which will remain. The columns have a stone veneer and are approximately 10.7' tall. The highest point of the gates is approximately 9.4'. Staff recommends approval of the Walden at Providence entrance monument.

Vice Chairman Hogan asked there was a requirement to accommodate school buses in the turnaround area. Ms. Thompson replied that there is no requirement, but the town ensures that the school buses are accommodated.

Chairman Prillaman expressed concern with the width of the gate as 20 feet wide is generally the code.

Board members Goscicki and Godfrey asked if the roads were private. Ms. Thompson replied that the roads were platted as private in the 1980's.

Board member Hechtel asked if the turnaround could accommodate a 55 ft. tractor trailer. The applicant stated that the turnaround is measured to accommodate standard tractor trailers and commercial vehicles and that the gate would be open during the week during the regular working day.

- Motion:** Board member Goscicki made a motion to approve the Walden at Providence Subdivision Entry Columns and Gate
Second: Board member Hechtel
Vote: The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the March Town Council Meeting

Ms. Thompson stated that she is working with the town attorney in this down time to draft the Unified Development Ordinance. The Town ordinances have to comply with new 160D legislation by July 2021. That deadline was moved from December 2020 because of the pandemic. The planning board should see the scope and table of contents at the May meeting. The Woods has been sold to another developer and has submitted a site analysis plan. This will probably be an RCD subdivision and will come under the new development standards passed last year.

8. Board member comments


The board members all expressed appreciation for the work of the staff to get the meeting up and running.

9. Adjournment

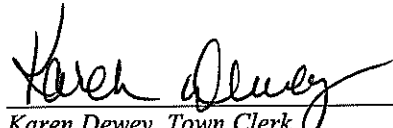
Motion: Vice Chairman Hogan made a motion to adjourn the April 27, 2020 Regular Planning Board Meeting at 7:41 p.m.
Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

Approved: _____

June 1, 2020



Brad Prillaman, Chairman



Karen Dewey, Town Clerk