

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 26, 2011 - 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 September 26, 2011, with Chairman Dorine Sharp presiding.

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

Absent: Vice-Chairman Rob Dow

Visitors: Walker Davidson and Barbara Harrison

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the September 26, 2011 Regular Planning Board Meeting to order at 7:03 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. August 22, 2011 Regular Planning Board Meeting Minutes. Mr. Jeff Perryman moved to approve the August 22, 2011 Regular Planning Board Meeting minutes. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business. There was no Old Business.

Item No. 5. New Business.

A. Review and Consideration of Text Amendments to Section 58-151 – Temporary Signs. Town Planner Jordan Cook reviewed the following text amendments with the Planning Board:

Sec. 58-151. - Temporary signs.

- (a) *Banners, pennants and temporary signs.* The following temporary signs are permitted after the zoning administrator has issued a temporary sign permit, for a total period not to exceed 30 days:
- (1) Except for temporary off-premises signs authorized under subsection 58-151(a)(3) of this Code, special event signs set out below, unlighted portable signs, banners and wind-blown signs such as pennants, spinners, flags and streamers for special events, grand openings and store closings. Any such sign shall be no greater than 20 square feet and shall be limited to one sign per address. For the purposes of this section, special event shall mean any festive, educational, sporting or artistic event or activity for a limited period of time, which is not considered as part of the normal day-to-day operations of the group, organization or entity.
 - (2) Temporary banner-type signs customarily located at athletic fields containing signs shall be directed solely towards users of the athletic field. Fencing, scoreboards and structures in the athletic fields may be utilized for customary signs in order to raise funds for these same

facilities. Such individual temporary signs shall not exceed 20 square feet in size, may be permitted for a period not to exceed one year, and may be renewed so long as the sign remains in compliance with the requirements of this article.

- (3) **A maximum of two off-premise signs shall be allowed per event provided One** temporary off-premises special event sign shall be allowed, per parcel fronting on a public road upon the issuance of a temporary use permit, subject to the following restrictions:
- a. Each temporary off-premises special event sign shall be on private property, outside the road right-of-way and subject to permission of the property owner;
 - b. A temporary off-premises special event sign can only be placed seven days before the special event and must be removed 48 hours after the special event;
 - c. A separate permit must be issued for each temporary off-premises special event sign;
 - d. No parcel may be issued more than **two four** temporary off-premises special event sign permits during any 12-month period;
 - e. Temporary off-premises special event signs shall be limited to **three four** times per year, per group/organization.
 - f. **After a temporary use permit has been approved by the Planning Board, the Town Council may allow the replacement of Town street banners with banners promoting the special event. The design, number and location of these banners must be approved by the Town Council. These banners can only be placed seven days before the special event and must be removed and the Town banners rehung within 48 hours after the special event. All costs associated with these event banners, including manufacturing, installation and removal, will be at the expense of the group that received the temporary use permit.**

Planning Board members questioned whether seven days would be an appropriate amount of time to place the banners up prior to an event. Members felt that 14 days would be more appropriate due to the expense of the installation of the banners.

Mr. Jack Steele moved to send a favorable recommendation to the Town Council on the proposed text amendment with the following changes to Section 3 (f):

After a temporary use permit has been approved by the Planning Board, the Town Council may allow the replacement of Town street banners with banners promoting the special event. The design, number and location of these banners must be approved by the Town Council. These banners can only be placed 14 ~~seven~~ days before the special event and must be removed and the Town banners rehung within 48 hours after the special event. All costs associated with these event banners, including manufacturing, installation, ~~and removal,~~ and reinstallation of Town banners will be at the expense of the group that received the temporary use permit.

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

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

B. Review and Consideration of Text Amendments to Section 58-149 – Freestanding Ground Signs.

Town Planner Cook reviewed the following proposed text amendment with the Planning Board:

Sec. 58-149. - Freestanding ground signs.

- (a) No freestanding ground sign shall be higher than 12 feet above grade as measured to the top of the sign.

- (b) No part of the sign including projections shall be located closer than 15 feet to any adjacent side lot line and shall not be located within five feet of the edge of the street right-of-way line.
- (c) All freestanding ground sign structures or poles shall be self-supporting structures erected on or set into and permanently attached to concrete foundations. Such structures or poles shall comply with the building codes of Union County and be affixed as not to create a public safety hazard.
- (d) The sign shall be located in a manner that does not impair traffic visibility.
- (e) Freestanding ground signs are permitted as long as the building or structure in which the activity is conducted is set back at least 30 feet from the street right-of-way.
- (f) **The maximum sign area varies by type and use. Unless otherwise specified in the Ordinance,** ~~the~~ maximum total sign area per side shall be 50 square feet and the total text area per side (including logos) shall be no greater than 20 square feet.

Editor's note—

Ord. No. O-2011-09, adopted May, 9, 2011 deleted § 58-149 "Freestanding signs" and § 58-150 "Ground signs" and further adding new provisions as § 58-149 as set out herein. Former §§ 58-149, 58-150 derived from Ord. No. 87-04-08, §§ 8.6, 8.7, adopted Apr. 8, 1987.

Mr. Buzzard moved to send a favorable recommendation to the Town Council on the proposed text amendment. Mr. Jim Vivian, seconded the motion, with votes recorded as follows:

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

C. Farmer's Market Information and Update – Mr. Scott Buzzard. Mr. Buzzard discussed the following email he sent regarding the Farmer's Market concept for the Town:

I had a really good meeting with Jeff Rieves, whom you probably know, and my neighbor Ellen Stevens, who is a master gardener and was very involved with setting up Monroe's/Union County's farmers market. I wanted to put this out, so that I would not forget, and have included Ellen, in case I make any mistakes. Most of this revolves around insights and ideas from Jeff.

His first suggestion is to try to partner with Waxhaw's FM. This group is not really affiliated with Waxhaw, and had very little support from the town in the beginning. I believe they are a non-profit organization. He said the best we could do would be to provide them a location, and tell them we would help promote it - then get out of the way. Why? There are a lot of down sides to a Town driven FM (Indian Trail just had a disastrous one).

- it requires staff, at least a part-time dedicated to it; we don't have any
- growers are spread VERY thin these days with other FMs to choose from
- there is a lot of politics involved in FM/farm fresh/local grown stuff
- 99% of all the fresh food grown in Union County is sold and consumed in Mecklenburg County, further highlighting the potential lack of vendors and the need to NOT be in conflict with other FMs around the area.
- there is always a fine line for supply and demand. If supply is too low, people will try it and leave to other ones, if demand is too low, vendors won't come back
- time, it's getting late and will be increasingly harder to get the concept up and running by next FM season

Just to point out how others are set up:

- Monroe/Union County: UC Ag. Department - open air structure with a large walk-in cooler for the vendors
- Matthews: almost exclusively run by Renfroe's hardware
- Blakeney and South Blvd. are run by developers who are trying to drive traffic to those areas

IF we are to do this, we should make sure:

- Farmer driven not Town driven
- very vendor friendly
- we plan, seriously plan, what type of economic development model we want to go with
- expect growing pains, this will be a long term project

Some things we should probably discuss:

- Do we want to change the concept of what a Farmers Market is? For instance, do we have it on Thursday evenings in conjunction with some sort of entertainment that draws a more diverse crowd? Do we want to partner with someone like Grateful Growers, who just opened a restaurant in downtown CLT? (Jeff had some really interesting ideas about this type of project)
- Can we partner with a group like NC10percent.com? Would that help with supply and demand?
- -if we looked really long term, could we do something with the property associated with the water tower? It would be easier to set up more vendor friendly amenities, i.e. the cooler, better shelter, etc.
- If that was the long term goal, would we want to start there, and live with the growing pains, or would we want to start with Town Hall property, or even Harris Teeter?
- Speaking of Harris Teeter, do they want to be involved?
- Would we want to plant the seed (pun intended) and start with something like a pick-up location for local, on-line farmers markets? Could we then use this to expand our concept (if we wanted to)?
- Do the residents of Weddington even want a FM? Should we do a survey to determine? If not, it is likely destined to fail.
- We should try to gauge interest from potential vendors. If we build it (so to speak, will they come?)

Lastly, and I am not sure where this fits in, but when I mentioned the small kitchen in the proposed new amenity building, their eyes lit up. I'm not sure anything as small as what we are looking at would work, but there is something called a "state inspected kitchen". Basically, if someone wants to bring fresh bread or pesto sauce or jams, or whatever in the processed arena, to a FM, it is supposed to be processed in a state inspected kitchen. These are few and far between. More likely, in the larger scale version, this is something to seriously consider. This would be a HUGE draw, and a nice potential revenue stream, even if the FM-vendor side of everything is basically out of the Town's hands. On this point, would we benefit with trying to partner with Union County?

Mr. Buzzard advised that several committees of the Town are researching the Farmer's Market idea. He stated, "If we wanted to pursue the concept, we would have to be more creative than just your traditional farmers market."

Mr. Steele discussed that the Matthews Farmers Market has chefs come to prepare meals with the local produce.

Board members discussed the following:

- Hard to get a Chef at night during the week.
- Provide a permanent structure instead of tents.

- Contact the Waxhaw Farmer's Market to see if they would be interested in doing a day in Weddington such as Thursday from 3 p.m. to 7 p.m.
- Great location would be the Weddington Corners Shopping Center.
- Shopping Center owner Steve McLeod is very interested in the concept.
- Possibly prohibit people bringing in produce from everywhere and place some type of limit such as a 50 mile radius.

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

- Installation of the traffic signal and turning lanes at the Hemby Road/Beulah Church Road and Weddington-Matthews Road intersection is complete.
- NCDOT has notified the Town that work on the NC 84 Weddington-Matthews Road Dual Lane Roundabout has commenced. NCDOT will have engineers, surveyors, geologists, and others gathering data for the next several months. Construction of the roundabout should begin in the summer of 2012, while design plans will be done much earlier.
- NCDOT has received the proper permits from NCDWQ (NC Division of Water Quality) and the US Army Corps of Engineers for the construction of the relocation of Weddington Church Road. NCDOT will begin taking bids on the project in March 2012.
- Weddstock took place on Saturday, August 20th from 8:00am to 11:00pm on The Hunter Farm. The Town had no complaints regarding the event and received only positive feedback.
- The Town Council rescinded their approval of the Union County Elevated Water Storage Tower Conditional Zoning Application at their last meeting. The Town Council sent a letter to the Union County Board of County Commissioners expressing interest in the application of a ground storage tank.
- The Town Council approved the CUP to CZ Text Amendment and the Emergency and Entrance Gate Text Amendments at their September 12th meeting.
- The Town Council will consider the Spittle and Matthews Land Use Map amendments at their October 10th meeting.
- The Town Council has directed staff to begin working with the City of Charlotte to renew the annexation agreement prior to 2014, when it is set to expire. Union County asked that the municipalities with annexation agreements with Charlotte renew sooner to ease concerns of some citizens in unincorporated Union County.
- A planner from the NC Division of Community Assistance is coming to Waxhaw on Tuesday, October 25th at 6:30pm for a quasi-judicial training for Board of Adjustment members. The Town of Waxhaw has extended an invitation to surrounding communities' Boards. Please let me know by Friday, October 7th if you would like to attend.
- The following text amendment(s) may be on the October 24th Planning Board agenda for discussion:
 - Signage Ordinance-Staff and Planning Board member(s) will begin looking at how to improve and clarify the current signage ordinance. This may be a multi-step process and entail multiple text amendments.

Item No. 7. Other Business.

A. Report from the September 12, 2011 Regular Town Council Meeting. The Planning Board received a copy of the September 12, 2011 Regular Town Council Meeting agenda as information.

Item No. 8. Adjournment. Mr. Perryman moved to adjourn the September 26, 2011 Regular Planning Board Meeting. Mr. Buzzard seconded the motion, with votes recorded as follows:

AYES: Vivian, Buzzard, Propst, Perryman and Steele

NAYS: None

The meeting adjourned at 7:51 p.m.

Attest:

Amy S. McCollum, Town Clerk

Dorine Sharp, Chairman