

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 23, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Chairman Walt Hogan called the meeting to order at 7:01 p.m.

2. Determination of Quorum

Quorum was determined with all Planning Board members present: Chairman Walt Hogan, Vice Chairman Ed Goscicki, Board members Steve Godfrey, Jim Vivian, Jen Conway, Travis Manning, and Manish Mittal.

Staff: Interim Planner Leamon Brice, Permit Technician Janet Peirano, Interim Administrator/Town Clerk Karen Dewey

Visitors: Bill Deter, Craig Horn, Patricia Hines, Rusty Setzer

3. Approval of Minutes

A. May 24, 2021 Planning Board Regular Meeting

Motion: Board member Goscicki made a motion to approve the May 24, 2021 Regular Planning Board minutes as presented

Second: Board member Conway

Vote: The motion passed with a unanimous vote.

4. Old Business

5. New Business

A. Review and Discussion of Planning Board Duties and Responsibilities

Interim Planner Leamon Brice reviewed the Planning Board Duties and Responsibilities as outlined in the Unified Development Ordinance. These duties include:

1. To prepare, review, maintain, monitor, and periodically update and recommend to the Town Council a comprehensive plan, and such other plans as deemed appropriate, and conduct ongoing related research, data collection, mapping, and analysis.
2. To facilitate and coordinate citizen engagement and participation in the planning process.
3. To develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
4. To advise the Town Council concerning the implementation of plans, including, but not limited to, review and comment on all zoning text and map amendments as required by G.S. 160D-604.
5. To exercise any functions in the administration and enforcement of various means for carrying out plans that the Town Council may direct.
6. To provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

7. To perform any other related duties that the Town Council may direct.

B. Review and Discussion of Conditional Zoning Process

Mr. Brice reviewed the conditional zoning process as outlined in the Unified Development Ordinance.

C. Review and Discussion of Conservation Subdivisions

The Board members reviewed conservation subdivisions and the approval process as outlined in the Unified Development Ordinance.

Staff will make the Randall Arendt video available on USB so Board members can watch it.

The Board continued discussion about requesting direction from the Council regarding a study of the Providence Road Corridor.

- Motion:** Board member Godfrey made a motion to request staff to present to the Town Council the need for direction to update the Land Use Plan along the Providence Road Corridor.
- Second:** Board member Manning
- Vote:** The motion passed with a unanimous vote.

6. Update from Planner and Report from the June/July/August Town Council Meetings

Mr. Brice reported actions taken by Council in the June, July, and August Town Council Meetings.

7. Board member Comments

Board member Steve Godfrey: This is an interesting subject with a lot of pieces to tie together. The more information we have, the better off we will be and better able to move forward.

Board member Ed Goscicki reported that he had a meeting at Union County last week and it included a discussion of water and sewer capacity. He came away from the discussion with the impression that the county has not yet freed up any sewer capacity at 12-Mile Creek and they are still enacting the 95% rule. Which means that there will be no new development within the majority of Weddington.

Board member Jim Vivian asked about the larger tracts of land on Providence Road.

Board member Jen Conway asked if there can be communication of conditional zoning definition on social media and town website

Board member Travis Manning thanked the board for holding an August meeting.

Chairman Walt Hogan: Thank you everybody. I think this is very important. I appreciate everybody coming in tonight.

8. Adjournment

- Motion:** Board member Godfrey made a motion to adjourn the August 23, 2021 Planning Board Regular Meeting at 8:07 p.m.
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

Approved: Sept 27, 2021

Karen Dewey
Karen Dewey, Town Clerk

Walt Hogan
Walt Hogan, Chairman

