

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MAY 24, 2021 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Approval of Minutes
  - A. April 26, 2021 Planning Board Regular Meeting
4. Old Business
  - A. Discussion of Providence Road Corridor
5. New Business
6. Update from Planner and Report from the May Town Council Meeting
7. Board member Comments
8. Adjournment

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, APRIL 26, 2021 – 7:00 P.M.  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
MINUTES  
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**1. Call to Order**

Chairman Hogan called the meeting to order at 7:08 p.m.

**2. Determination of Quorum**

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

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

**3. Approval of Minutes**

**A. March 22, 2021 Planning Board Regular Meeting**

*Motion:* Board member Godfrey made a motion to approve the March 22, 2021 Planning Board Regular Meeting Minutes  
*Second:* Board member Manning  
*Vote:* The motion passed with a unanimous vote.

**4. Old Business**

**A. Discussion of Providence Road Corridor**

Ms. Thompson suggested the Board members look at what the county ordinance has regarding agritourism and agribusiness and the allowable uses. List the properties and what would be acceptable along that corridor.

Staff will send the county ordinance on agribusiness and the providence road corridor report from the Town Council Retreat.

Board member Vivian asked about the Roots Farm development. Ms. Thompson reported that the last she heard; the applicant is revising plans to resubmit their application. The number of homes will be reduced, and they will be for sale instead of rentals. There is no timeline right now.

Chairman Hogan stated that the board needs to communicate with the residents and find out what they want and help them understand that agritourism is different from commercial.

Board member Conway stated that conditional zoning and by-right needs to be communicated to the residents.

Ms. Thompson stated that the County is supportive of the agribusiness and agritourism zonings. The Planning Board can promote these through the Land Use Plan and then develop ordinances to support those types of zonings.

**5. New Business**

**6. Update from Town Planner and Report from the April Town Council Meetings**

Ms. Thompson stated her thanks to the Board for volunteering their time to serve the Town and her appreciation for their help and being her fans. She stated that she is excited for her new role in Waxhaw and expressed gratitude for all the Planning Board members.

**7. Board member Comments**

Board member Goscicki: This is a great opportunity for you. A great loss for Weddington and a win for Waxhaw. It's been a pleasure to work with you

Board member Conway: We will miss you, Lisa. Good Luck.

Board member Vivian: I agree. We wish you luck and will miss you.

Board member Mittal: I wish you luck in your new role.

Board member Manning: I look forward to working with you in Waxhaw. I wish you the best.

Board member Godfrey: You'll do great. You've done great here. Keep it up.

Board member Hogan: We came to work with the Town at the same time. I had a couple of ideas, like the UDO, trash and junk ordinances, and I had no capability to make it happen and today we have the UDO and a junk ordinance, and erosion control. We never got a 5-year plan, but we've got bits and pieces. In the Navy we say fair winds and following seas and in Navy Aviation we say shoot them in the face!

**8. Adjournment**

**Motion:** Board member Goscicki made a motion to adjourn the April 26, 2021 Planning Board Regular Meeting at 7:24 p.m.

**Second:** Board member Vivian

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

Approved: \_\_\_\_\_

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Walt Hogan, Chairman

\_\_\_\_\_  
Karen Dewey, Town Clerk

that are directly related to agriculture and that are necessary to provide service and financial support for farming and agriculture uses.

**1. Agribusiness**

Commercial activities offering goods and services which support production of agricultural products or processing of those products to make them marketable. Examples include, but are not limited to, soil preparation, animal and farm management, landscaping and horticultural services, specialized commercial horticulture, specialized animal husbandry, biocide services, retail sales of farm/garden products, supplies and equipment, equipment rental and repair service, tack shop, farrier, blacksmith, welding shops, facilities for animal shows, animal sales and auctions, agriculture-based clubs/meeting halls, storage of agricultural supplies and products, and processing plants for agricultural products including wineries and canneries.

**2. Agriculture, Non-exempt**

Production and activities relating to or incidental to the production of crops, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and other forms of agricultural products having a domestic or foreign market, not including bona fide farms (see bona fide farm zoning exemption in [Section 1.050](#)).

**3. Agritourism**

Farm-related enterprises that operate for the enjoyment and education of the public and that combine tourism and agriculture. Agritourism uses include those that are for-profit and those that are provided free of charge to the public, including all of the following:

**a. Agriculture Cultural Center**

A facility established for the purpose of educating the public about agricultural activities, or the heritage and culture of agricultural activities. In addition, this use subcategory included museums dedicated solely to agriculture themes and living history farm sites.

**b. Agritainment**

Events and activities that allow for recreation, entertainment, and tourism in conjunction with agriculture support and services directly associated with ongoing agricultural activities on-site that are for-profit. Events and activities include the following: hay rides, corn mazes, hay mazes, petting zoos (farm animals only) and agricultural festivals.

**c. Corn Maze**

A labyrinth utilizing an agricultural crop, such as corn, to create a system of paths.

**d. Eco-Tourism Enterprise**

Tourism activities and facilities that focus on visitation and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery or other features of the natural environment. Eco-tourism enterprises may include cultural activities related to such activities or work projects that help conserve or safeguard the integrity of a natural feature, habitat, or ecosystem.

- e. Farm Markets**  
An on-site, accessory use to a working or active farm that includes the sale of horticulture or agricultural products, including, perennial, annuals, bulbs, dried flowers, compost, Christmas trees, fresh produce, honey, cider, and similar agricultural products. A minimum of 50% of the products sold must be agricultural products produced on-site.
- f. Farmer's Market, Community-Scale**  
A facility with a maximum area of less than 5,000 square feet in gross floor area or ground area that sells or provides fresh agricultural products directly to the consumer in a market setting. Farmer's markets may include multiple vendors who offer homegrown produce raised by the vendor or produce bought by the vendor on consignment, for retail sale.
- g. Farmer's Market, Regional-Scale**  
A facility that is 5,000 square feet in gross floor area or ground area that sells or provides fresh agricultural products directly to the consumer in a market setting. Farmer's markets may include multiple vendors who offer homegrown produce raised by the vendor or produce bought by the vendor on consignment, for retail sale.
- h. Restaurant, Farm-based**  
Restaurants on tracts occupied by a working farm that serve food and beverages primarily to customers seated at tables or counters located within a building or designated outdoor seating areas. At a minimum, 50% of the food served at this type of restaurant must be grown on-site, or on tracts that are part of the subject farm.
- i. Participatory Farms**  
Farm-based, tourism-driven enterprises where individuals or groups pay to participate on a working farm or dude ranch.
- j. Rural Retreat**  
An establishment that is part of a working farm that provides temporary overnight accommodations for individuals or groups engaged in supervised training or personal improvement activities. Examples include corporate retreat facilities, educational retreat facilities and working farm learning centers. Restaurants are an allowed accessory use.
- k. Wine Tasting Room**  
A facility in which wine products grown or processed on the owner's property may be tasted and sold. This definition may include the following as ancillary uses: gift/retail sales, assembly areas and meeting rooms.
- l. Winery**  
A manufacturing facility or establishment engaged in the processing of grapes to produce wine or wine-like beverages.

**25.020-l Other Use Category**

This category includes uses that do not fit the other use categories.

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**TOWN OF  
W E D D I N G T O N**

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**MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** February 26, 2021

**SUBJECT:** Hwy 16 Corridor Study

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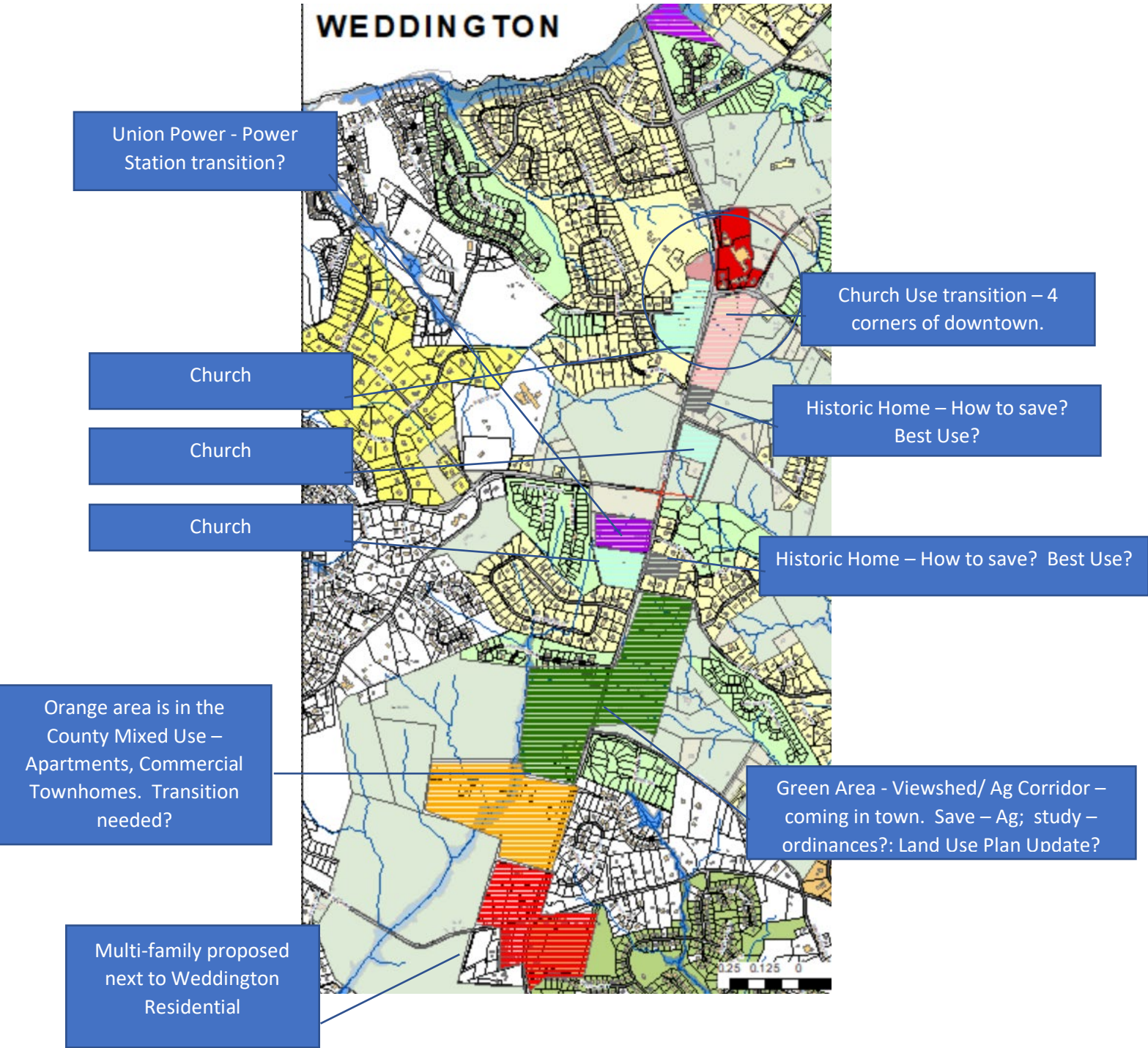
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Objective: Study the parcels along NC16.

Things to consider:

- the best uses in and around these areas.
- update the Land Use Plan and be transparent about projects for this corridor.
- Get public feedback with alternatives.
- Is the Town doing a disservice by saying this is all residential?
- If the town only allows church uses in R districts and at the NC16 land value, is this the future for the corridor?
- Do we want an overlay to protect the viewshed coming into town?
- Do we want to further define/promote Agriculture uses?
- How do we save the historic homes?

# WEDDINGTON



**TOWN OF WEDDINGTON  
HISTORIC PRESERVATION COMMISSION MEETING  
WEDDINGTON TOWN HALL  
1924 Weddington Road  
Weddington, NC 28104  
MAY 24, 2021  
AFTER THE PLANNING BOARD REGULAR MEETING  
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes
  - a. April 26, 2021 Regular Historic Preservation Commission Meeting Minutes
4. Old Business
  - a. Discussion of Time Capsule for Union County Sheriff's Administrative Building
5. New Business
8. Adjournment



**TOWN OF WEDDINGTON  
HISTORIC PRESERVATION COMMISSION MEETING  
WEDDINGTON TOWN HALL  
APRIL 26, 2021  
BEFORE THE PLANNING BOARD REGULAR MEETING  
Minutes  
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**1. Open the Meeting**

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

**2. Determination of Quorum**

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

**3. Approval of Minutes**

**a. March 22, 2021 Regular Historic Preservation Commission Meeting Minutes**

***Motion:*** Board member Goscicki made a motion to approve the March 22, 2021 Regular Historic Preservation Commission Meeting Minutes as presented

***Second:*** Board member Hogan

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

**4. Old Business**

**5. New Business**

**a. Discussion of Time Capsule for Union County Sheriff's Administrative Building**

Ms. Dewey presented a report: The Town was presented an opportunity to provide a shoebox sized time capsule to be buried in the new Sheriff's Administrative Building. Staff will find out when the capsule will be open and how the capsule will be stored. The Commission discussed options for the time capsule like a video throughout town. Chairman Conway asked the commission members to provide something for the time capsule and they will meet after the May Planning Board meeting.

***Motion:*** Chairman Conway made a motion to hold a special meeting of the Historic Preservation Commission to gather items for the time capsule after the Planning Board Meeting on May 24, 2021 at 7:00 p.m.

***Second:*** Commission member Godfrey

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

## 8. Adjournment

**Motion:** Commission member Goscicki made a motion to adjourn the April 26, 2021 Regular Historic Preservation Commission Meeting at 7:08 p.m.

**Second:** Commission member Hogan

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

Approved: \_\_\_\_\_

\_\_\_\_\_  
Jen Conway, Chairman

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Karen Dewey, Town Clerk

DRAFT