



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MAY 23, 2022 – 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 25, 2022 Planning Board Regular Meeting
4. Old Business
5. New Business
 - A. Discussion and Recommendation of Conditional Zoning Amendment for Weddington Glen Subdivision.
6. Update from Town Planner and Report from the May Town Council Meeting
7. Board member Comments
8. Adjournment



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MINUTES
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1. Call to Order

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

2. Determination of Quorum

Quorum was determined with Chairman Ed Goscicki, Vice Chair Travis Manning, Board members Jen Conway, Jim Vivian, Gordon Howard, and Chris Faulk present. Manish Mittal was absent.

Staff present: Interim Planner Leamon Brice, Town Administrator/Clerk Karen Dewey, Admin Assistant/Deputy Clerk Debbie Coram

Visitors: Gayle Butler, Patricia Hines, Rusty Setzer, Bill Deter, Bill Tourtellot, Ken Taylor, Chris Martin, Tracy Stone, Harry Chilcot.

3. Approval of Minutes

A. March 28, 2022 Planning Board Regular Meeting

Motion: Board member Howard made a motion to approve the March 28, 2022 Planning Board Regular Meeting Minutes as presented.

Second: Board member Faulk

Vote: The motion passed with a unanimous vote.

4. Old Business

No Old Business to discuss.

5. New Business

A. Discussion and Recommendation of Preliminary and Final Plats for Hemby Place

Mr. Brice presented the staff report. Toll Brothers submitted a preliminary plat and final plat application for 35 lots on 43.16 acres located at the south east corner of Hemby and Providence Roads. Sketch plan was approved by the Planning Board in January 2019. All construction plans have been reviewed and all approvals have been received to begin full construction. Toll Brothers

will secure a bond on an amount recommended by LaBella. The plats are in conformance with the sketch plan and the Weddington Zoning and Subdivision Ordinance.

Motion: Board member Faulk made a motion to forward the Preliminary and Final Plats for Hemby Place to the Town Council with a recommendation for approval.
Second: Board member Conway
Vote: The motion passed with a unanimous vote.

6. Update from Town Planner and Report from the April Town Council Meeting

Mr. Brice reviewed projects that are currently being reviewed or have applications submitted: Hemby Place, Cardinal Row, Eagle's Landing, Weddington Glen, Haven Estates, Weddington Green, Belle Mar. There have been many inquiries about the property at Rea and Providence Roads and a wedding event center is being discussed for the Matthews property.

7. Board member Comments

The Board members thanked Mr. Brice for his work while serving as the interim Planner for the Town.

8. Adjournment

Motion: Board member Conway made a motion to adjourn the April 25, 2022 Regular Planning Board meeting at 7:16 p.m.
Second: Board member Howard
Vote: The motion passed with a unanimous vote.

Approved: _____

Ed Goscicki, Chairman

Karen Dewey, Town Administrator/Clerk



MEMORANDUM

TO: Planning Board, Mayor and Town Council
FROM: Robert G. Tefft, Town Planner
DATE: May 23, 2022
SUBJECT: Weddington Glen, R-CD Conservation Subdivision, Preliminary Plat Amendment

APPLICATION INFORMATION:

SUBMITTAL DATE: March 5, 2021 (Original); April 8, 2022 (Amendment)
PROPERTY LOCATION: Southwest corner of Weddington-Matthews Road and Hemby Road
PARCEL ID#: 06123012 (portion), 06120003, and 06120002B
LAND USE: Residential Conservation
ZONING: Residential Conservation District (R-CD)

PROJECT HISTORY:

The project originally held its PIMs on February 20, 2017, with a sketch plan subsequently approved by the Planning Board on February 27, 2017, and a preliminary plat recommended for approval on December 18, 2017. The Town Council approved the Preliminary Plat on February 12, 2018.

This approval, however, was voided because two-years passed without the submittal of a final plat per Section 46-44(d)(2).

On March 22, 2021, the Planning Board reviewed a new preliminary plat and expressed concerns over runoff into the Bromley subdivision and whether any downstream studies were completed. The Board discussed whether additional right-of-way was needed for future improvements at the intersection of Hemby and Weddington-Matthews Roads.



Figure 1 - Aerial

Additionally, the Board discussed sewer capacity and whether to put a stipulation regarding a fountain or aerator in the wet pond to keep it from becoming stagnant. The Town Council approved the Preliminary Plat on April 12, 2021.

PROJECT INFORMATION:

Beechwood Weddington, LLC has applied to amend their prior preliminary plat approval for 35 lots on 49.02 acres to remove 40,255 square feet located near the intersection of Weddington-Matthews and Hemby Roads. This portion of land contains an existing single-family dwelling which was previously proposed to be demolished as a part of this project.

The amended subdivision will consist of 35 lots on 48.096 acres at a density of 0.72 dwelling units per acre. There are no other changes proposed to the Preliminary Plat. All requirements of the Town's Code of Ordinances will continue to be met with this amendment, including the retention of 50% of the gross acreage as conservation land. The amended 48.096-acre site requires 24.05 acres of conservation land, and 24.16 acres will be provided.



