



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JULY 25, 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. May 31, 2022 Planning Board Special Meeting
4. Old Business
5. New Business
 - A. Discussion of Existing Residential Established Zoning District
 - B. Discussion of Land Use Plan
6. Update from Town Planner and Report from the June and July Town Council Meetings
7. Board member Comments
8. Adjournment

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PLANNING BOARD SPECIAL MEETING
TUESDAY MAY 31, 2022 – 7:00 P.M.
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MINUTES
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1. Call to Order

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

2. Determination of Quorum

All Board members were present: Chairman Ed Goscicki, Vice Chairman Travis Manning, Board members Manish Mittal, Jen Conway, Jim Vivian, Gordon Howard, and Chris Faulk.

Staff Present: Planner Robert Tefft, Town Administrator/Clerk Karen Dewey

Visitors: Gayle Butler, Rob Dow, Bill Deter, Brian Amos, Scott Morrison, Brett Cowan, Kimberly Crooks Church, Joyce Plyler, Chris Martin, Harry Chilcot, Rusty Setzer, John Drazzav, Bridget O'Brien, Christine Drost

3. Approval of Minutes

A. April 25, 2022 Planning Board Regular Meeting

Motion: Vice Chair Manning made a motion to approve the April 25, 2022 Planning Board Regular Meeting Minutes

Second: Board member Howard

Vote: The motion passed with a unanimous vote.

4. Old Business

No Old Business to discuss.

5. New Business

A. Discussion and Recommendation of Conditional Zoning Amendment for Weddington Glen Subdivision.

Mr. Tefft presented the staff report: Beechwood Weddington, LLC has applied to amend their prior preliminary plat for Weddington Glen Subdivision for 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. 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. 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.

Vice Chairman Manning asked if there will be an opportunity for the existing house to connect to the sewer. The Applicant responded that it would be the choice of the new owners to do that. The only extended sewer line will be to the fire department based on the condition on the original plat approval.

Board member Vivian asked what the impact of leaving the existing house would be to the setbacks of lot 12. The response was that there is no setback infringement on lot 12 by the existing

Board member Howard asked why remove the house from the plat now. The Applicant responded that the previous developer didn't want to pursue keeping it. Once the property was under contract, it made sense to renovate and use it as a sales office. Board member Howard asked what the lot size is and if the driveway access will be the same. The applicant responded that it is roughly 40,000 square feet and will have the same access 5009 Hemby Road. The Applicant stated that they plan to sell the house as a single-family dwelling after use as a sales office.

Vice Chairman Manning asked if the house will infringe on lot 12. Mr. Tefft responded that there is a large fenced area behind the house, and it does not infringe on lot 12.

Board member Mittal asked if the house would be used. The Applicant confirmed that it would be sold as a single-family dwelling in the updated and renovated condition.

The Board members unanimously recommended a condition that the developer provide a sewer stub to the existing property being removed from the plat.

The Applicant asked if the stub can be the same as the fire department. Board members agreed. The developer can provide an easement to allow the property to connect to the same sewer stub.

The Board members discussed the previous approval and pond maintenance discussions.

Motion: Board member Conway made a motion to forward the Weddington Glen Conditional Zoning Amendment to the Town Council with a recommendation for approval with the condition that a sewer connection be available for the property being removed from the plat.

Second: Board member Mittal

Board member Howard wanted confirmation on when the sales office would be converted back to a single-family residence. The Applicant confirmed that when a model home is open at Broadmoor

subdivision in Marvin, the house will no longer be used as a sales office, but will be converted back to a single-family home.

Vote: The motion passed with a unanimous vote.

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

Mr. Tefft gave the update: Staff has received formal withdrawal of the Haven Estates application. Hemby Place Preliminary and Final Plats were approved at the May Council meeting. There have been inquiries for the property at Rea and Providence Roads, but there has been no application received. Council called for public hearings to be held at their June meeting for the 2022-2023 budget and the Weddington Glen Plat amendment.

7. Board member Comments

Board members had no comments

8. Adjournment

Motion: Board member Mittal made a motion to adjourn the May 31, 2022 Planning Board Special Meeting at 7:28 p.m.

Second: Board member Conway

Vote: The motion passed with a unanimous vote.

Approved: _____

Ed Goscicki, Chairman

Karen Dewey, Town Administrator/Clerk