

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MARCH 28, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Swear in new Planning Board Members

Mayor Horn administered the Oaths of Office to Craig Faulk and to Gordon Howard.

3. Determination of Quorum

Quorum was determined with all Board members present: Ed Goscicki, Jen Conway, Jim Vivian, Travis Manning, Manish Mittal, Gordon Howard, and Craig Faulk.

Staff Present: Town Administrator/Clerk Karen Dewey

Visitors: Mike Smith, Bill Deter, Gayle Butler, Joyce Plyler, Patricia Hines, Russell Setzer, Jim Bell, Tracy Stone, Chris Martin, Michael Ward.

4. Election of Chairman/Vice Chairman

Motion: Board member Conway made a motion to nominate Ed Goscicki for Chairman of the Planning Board.

Second: Board member Manning

Vote: The motion passed with a unanimous vote.

Motion: Board member Vivian made a motion to nominate Travis Manning for Vice Chairman of the Planning Board.

Second: Board member Mittal

Vote: The motion passed with a unanimous vote.

5. Approval of Minutes

A. February 28, 2022 Planning Board Regular Meeting

Board member Mittal asked that the condition on age-restriction be included in the minutes. Chairman Goscicki asked to include his comment that transportation issues in Weddington are impacted by the neighboring communities that flow through this community. The traffic largely consists of those commuters. Stopping development would not stop the traffic.

- Motion:** Board member Conway made a motion to approve the February 28, 2022 Planning Board Regular Meeting minutes as amended.
- Second:** Board member Mittal
- Vote:** The motion passed with a unanimous vote.

6. Old Business

Board member Howard asked about the school enrollment numbers that were presented at the Town Council meeting on 3/14/2022. Ms. Dewey confirmed that she would send the enrollment projection numbers that staff has received from UCPS to the Planning Board members. Howard asked what the timeline was for getting the updated traffic impact analysis. The updated TIA would be available with the new numbers of houses 30 days after it's submittal to NCDOT. Board member Conway explained the UCPS projections. 1418 projected students for the Weddington cluster (5 schools). 194 of those are from the municipal limits of Weddington. Also, UCPS sold the property on Cox Road. It was proposed for a future school.

7. New Business

No New Business to discuss.

8. Update from Town Planner and Report from the March Town Council Meeting

Toll Brothers will be bringing their final plat for Hemby Place to Planning Board for recommendation to the Town Council approval.

Town Council held the Public hearing for Weddington Green. It will be continued at the April meeting. Chris Faulk and Gordon Howard were appointed to the Planning Board.

9. Board member Comments

Board member Conway: It's good to see a crowd. Normally there are only about 2 or 3 people here. I would like to let people know that are in the crowd that we board members take this very seriously. We followed the UDO and the Land Use Plan and regardless of what some people may hear or think otherwise. This is a volunteer position and we don't just sit up here, we follow the rules and we take it seriously.

Board member Vivian: I think that everybody thought their vote through, we've had many meetings and read many letters, and we made a decision to recommend Weddington Green approval and I stand by my vote.

Board member Manning: I want to piggyback on what Jen and Jim commented. We're supposed to be a community and we're all neighbors and I wish sometimes there wasn't social media and the bullying that continues on daily. It's an embarrassment to the people intertwined in it. Like Jim said, we thought it through, and I stand by my decision as well.

Board member Mittal: I have nothing much to add. There are always two sides and we picked one side based the facts that we had. This felt right for the town. Also, welcome to Chris and Gordon.

Board member Howard: I will echo those sentiments. I saw comments about myself on social media. It's disappointing. I think anybody who has ever served in public office does so because they believe they want to make a difference. It's not about the things that are being alleged out there and that's unfortunate in a town like Weddington. I love living here, love Weddington, love my neighbors, I even love the people who have been picking on me. It's all good. I do think the Planning Board and Town Council and Mayor have handled themselves well and very professionally during this process and it's inspiring to see that. It makes one want to get involved and be a part of it. It's really why I'm here. I had a similar role in Virginia where I served on the planning commission for 5 years. There is a very good comprehensive Land Use Plan that will come up for renewal in 2024. I want to highlight the Land Use goals that are listed in the document that was approved by the Town Council on August 12, 2019. 1. To ensure that all new development takes place in a manner that conserves open space and scenic views. 2. To limit development activities on environmentally sensitive lands. 3. Minimize the visual effect of development from surrounding properties and roadways. 4. To maintain the town's strong single-family residential character. 5. To retain a mix of land uses that reinforces Weddington's unique small-town character. 6. To ensure that the type, location, and scale of existing commercial and future commercial development in the Town Center provides goods and services for the residents of Weddington. 7. Through the conditional zoning process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so that the community's population diversity may be enhanced. I would say all 7 of those goals are met in what has been proposed to the Town Council. That's a good thing. There's probably some more that needs to happen with the development. This absolutely can be worked out. I want to be in a town that has a main street. It didn't when I moved here. I think people want that. As evidenced by people that come to the tree lighting and that participate in other events at town hall. So, I think there's a yearning for that. I hear it from neighbors. I certainly look forward to that. There are ways to achieve with overlays and land use planning that uses can be limited in certain areas of the town and I think the Land Use Plan does a good job identifying that. There are some tweaks for this at the Council level and maybe back on the planning board level as well.

Board member Faulk: I'm looking forward to whatever everybody's got to throw here. I wasn't a part of all this discussion of Weddington Green, I believe I dodged that bullet. I am looking forward to a productive path moving forward and looking for what fits Weddington here. I wish everybody the best as we move forward.

Chairman Goscicki: Final comment from me is that I want to thank you all very much for your vote of confidence in selecting me as Chair. I'm hoping we have some opportunity this year to look at the Land Use Plan and some of the particular areas that we've discussed over the last year like the Providence Road corridor and other aspects of the Land Use Plan where we can provide some better definition. The charter for the Planning Board gives broad latitude in terms of areas we are to delve into in terms of planning and land use. We are advisory, we don't make decisions we provide advice to the Council. I think there is opportunity to look at these areas and provide some advice. Looking forward to working with all of you.

10. Adjournment

Motion: Board member Conway made a motion to adjourn the March 28, 2022 Regular Planning Board meeting at 7:23 p.m.
Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

Approved: April 25, 2022

Ed Goscicki, Chairman

Karen Dewey
Karen Dewey, Town Administrator/Clerk