

TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 28, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7

1. Call to Order

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

2. Determination of Quorum

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

Staff present: Interim Planner Leamon Brice, Town Administrator/Clerk Karen Dewey

Visitors present: Tom Waters, Kristin Dillard, Gayle Butler, Re Smith, Mike Smith, Carol Hogan, Ivan Merritt, Kami Merritt, Shannon Boling, Isabel Lefaivre, Ana Cartafalso, Steve Fellmeth, Eileen Fellmeth, Michael Brooks, Charles Hammer, M. Wayne Archie, Shannon Bradley, Clayton Jones, Gloria Randles, Mark Randles, Patricial Hines, Rusty Setzel, Monica Schroader, Sanna Tucker, Glenn DiLeo, Don Titherington, Grant Harper, E. Holdey, Matthew Cortelli, Cindy Cortelli, Missy George, Greg George, Bill Deter, Brian Caldwell, John Hart, Sarah Hart, Mark Miller, Mark Brown, Scott Benjamin, Jim Bell, Michele Connell, Heather Glawe, Sherri McGirt, Kat Draper, Alice Peterson, Mark Cochrane, Tracy Stone, Bill Tourtelot, Patricial Grou, Cathy Brown, Sally Holmes, Ed Noonan, Thomas Kaltsounis, Cory Tackett, Kurt Meadows, Heidi Barney, Wesley Honeycutt, Mary Ann Maxon, Mike Maxson, Craig Hazeltine, Denice Polmides, Harris Doulaveris, Chris Doulaveris, Nitsa Matalas, Spiro Kaltsounis, James Quinn, Helene Cox, Jeff Titherington, Mark Horoschak, Joyce Plyler, Danny Ellis, Anne Ellis, Scott Ladner, Darcy Ladner, Ben Statler, Jill Statler, Charlie Clayton, Gwen Clayton, Peggy Autrey, Kerry Devereaux, Julie Staley, et al

3. Approval of Minutes

A. December 20, 2021 Planning Board Regular Meeting

Motion: Board member Godfrey made a motion to approve the December 20, 2021 Planning Board Regular Meeting minutes.
Second: Board member Goscicki
Vote: The motion passed with a unanimous vote.

4. Recognition of Steve Godfrey

Chairman Hogan spoke in recognition of Board member Steve Godfrey's service on the Planning Board and presented a print of the Weddington Academy.

5. Old Business

No old business to discuss.

6. New Business

A. Discussion and Recommendation of a conditional rezoning application for a mixed-use development

Mr. Brice presented the staff report.

Provident Development requests a conditional rezoning for a mixed-use pedestrian friendly neighborhood on property located on the east side of Providence Road and south of Weddington Road including parcels 06150073B, 06150073D, 06150074, 06150076, 06150076A, 06150076B, 06150081 and a portion of 06150077F totaling approximately 90 acres. The property is currently zoned R-CD Residential Conservation District and R 40 Residential.

The applicant is proposing a mixed-use pedestrian friendly development that includes single family homes and villas, age targeted single family homes and villas clustered around open space and restaurant, retail and office space arranged along a typical pedestrian friendly two-sided downtown main street.

The plan set includes Development Standards that form a part of the Conditional Zoning Plan. The development shall be governed by the plan and all applicable Unified Development Ordinance requirements unless identified elsewhere in the standards. The plan includes various use areas and the exact location of home sites and commercial buildings can vary. This allows flexibility to place structures where they fit best around the existing tree canopy and adjust to topo. Each structure is required to get a zoning permit so staff can ensure the placement is consistent with the zoning site plan. However, any major changes to the use areas, open space or development standards is required to go back through the conditional zoning process.

In addition, they are asking for five – year vested rights. This time frame is typical for a project of this size.

The Applicant, Mr. Waters with Mr. Jenest presented the Weddington Green project.

The Planning Board began discussion on the site plan:

Board member Goscicki-wants to ensure the development is consistent with the Town values. The Land Use Plan policies ensure that. He expressed some concern for the higher density. The Traffic Impact Analysis shows that at 181 units, the density can be accommodated. This creates a focal point and outdoor environment. As this project has evolved, the overall density of homes has come down. This is an overall asset to the community. He would suggest that the townhomes be restricted to the to the area adjacent to Main Street and converting proposed townhomes near Weddington Rd to single family.

Board member Vivian commented on the tremendous reputations of the companies planning to build the residential portion.

Board member Godfrey commented that the density of homes is his biggest concern.

Board member Manning commented that he agreed that this development could be an asset to Weddington with some more modifications.

Board member Mittal commented that the prospect of having rental companies buying the homes is not what he sees as the charm of Weddington.

Board member Conway stated that she has concerns with the density and setbacks, but she is excited about this proposal and all it includes. She mentioned Chairman Hogan's work on a greenway proposal in the past and stated the greenways included in this plan could be a catalyst to get that to connect Weddington.

Chairman Hogan stated he has difficulty proposing commercial on the south side of Highway 84 and he would reserve other comments until later.

Board member Goscicki stated that he initially struggled with the idea of commercial fitting on this property, but he found justification in the Land Use Plan under neighborhood business. This proposal is in the vicinity of what the Land Use Plan defines as the Town Center. He believes commercial development can be in this general area. He expressed concerns with the villas and the setbacks on them. He asked about the landscape plan and wants the median on the main street to be landscaped and that parking lots are buffered from residential areas. He also stated that there should be a commitment from the applicant to provide the pedestrian crossing controls at the traffic circle.

Board member Vivian stated his concerns with densities of attached/detached/patio homes/zero lot line homes. He would like to see options with a lower profile to avoid feeling like a corridor.

Board member Manning asked for the attached product townhomes to be age restricted, it might be easier to accept. He asked how many HOAs would be involved in this property. The applicant responded that there would be one master and as many as 3 sub-associations including one for the commercial area.

Board member Conway expressed concern with rentals and asked if the HOAs can be required to have a rental cap. The applicant responded that most HOAs have a clause. Board member Conway asked if there was an estimated number of trees to be planted. The applicant responded that there is not a specific count, but there will be street trees, park trees, median trees, and buffer trees. Every single-family home will have a tree in the front yard. Board member Conway asked about the water features in the central park and expressed concern about their being wasteland in dry weather. The applicant responded that this site has a number of water quality and retention ponds. The two ponds in the park will have water features and there will be water in them all the time. They are to be ponds; not just catch basins and they want these to stay wet.

Board member Mittal stated that the rentals can be capped at 10% and be limited to individuals rather than companies buying the homes for investment purposes. He asked if the applicant has done something similar to this. The applicant responded that Robbins Park in Cornelius is something similar they've done before.

Mr. Brice asked the applicant to explain why they chose 5 feet for the setback for the street front of the villas. The applicant stated that with the villas closer to the street, it creates a relationship between the houses and the street and enhances the pedestrian feel.

Board member Goscicki asked about the front porches mentioned in the architectural standards. He stated that the language is open for front loading garages for the single-family homes.

Board member Manning asked for the specific site for the pump station. The applicant pointed out the approximate placement on the site plan. Board member Manning asked what the budget was for the amphitheater. The applicant responded that it is their intention to build the park, amphitheater, and gazebos. They hope to bring in benches, build trails, and bridges and that the town will budget to build a playground. The applicant stated that the park will be finished when homes are starting to be build.

Chairman Hogan stated that traffic is an issue and that he doesn't believe the numbers in the Traffic Impact Analysis. Mr. Brice stated that it is complete and reviewed by NCDOT and an additional study was asked to be done.

Board member Manning stated that he doesn't see NCDOT allowing traffic to be stopped for the crosswalk at the roundabout. Mr. Waters stated that he spoke with Travis Preslar at NCDOT who explained that this roundabout was planned with crosswalks. He added that the Traffic Impact Analysis was done on 308 homes and the number of homes has been reduced. He identified the road improvements that will be made: Full-turn movements at Atherton, full turn movement at Lenny Stadler, and right turn improvements off the roundabout.

Mr. Waters explained that the pedestrian improvements proposed at the roundabout were already planned by NCDOT.

Board member Goscicki commented that he appreciates the concern the community has for the traffic volume on Weddington and Providence Roads. The challenge for the town is that they don't own any of the roads and can't control when the roads will be built. A bigger challenge is that the traffic causing the congestion most of the traffic that we deal with isn't people coming home to Weddington. It's commuters going to Wesley chapel, or a wider area from Waxhaw and Mineral Springs, that are driving through Weddington. Weddington could stop development for the next ten years, but traffic volumes won't go down. It's the same with the schools. So not putting in a development at this site isn't going to stop the traffic volumes from increasing.

Mr. Jenest stated that this is a walkable project. The residents of this development won't be making as many trips because they have the option to walk.

Board member Manning asked about the connector road to Abellia and if that can be gated. It was recorded as public but has been privately maintained. Mr. Brice responded that he was working with the Town Attorney to figure out the steps for that.

Chairman Hogan stated that the board has heard a lot of analysis and they are to send a recommendation to the Council. He suggested a recess to Thursday March 10 at 6:00 p.m. so the board can solve budget questions and get details on site work.

Mr. Brice suggested identifying the concerns the board members would like worked out:

- Ensure that villas that face a street have a porch or are set back more than 5' from the street.

- Restrict the percentage of rentals to 10%
- Do not allow companies to buy properties for rental
- Buffer villas from parking lot
- Include medians in landscaping plan
- Limit front loading garages on single family homes
- Reduce the residential height allowance to less than 50'
- Change age targeted villas to single family homes on Highway 84
- Pay for the roundabout crossing, lights, landing and sidewalk to parking lot
- Provide cost estimates for park maintenance
- Build Abellia connection to property line but do not connect.

Board member Godfrey asked how many buildings the commercial/retail area would have. Mr. Waters responded that it would be about 7 to 10 buildings and nothing would be more than 2 story.

The Traffic Impact Analysis engineer spoke. He stated that the new study will only fine tune the TIA.

Board member Vivian asked if the TIA was based on the number of units currently presented. The applicant responded that it was based on the initial plan with 308 units.

Board member Conway asked if any improvements would be made coming off Providence Road and if the light would be coordinated with the pedestrian flasher at the roundabout. The applicant responded that there would be signage letting drivers know about the Hwy 84 thru lane and the right turn and the pedestrian flasher would not be coordinated with the stop light at Providence and Hwy 84.

Board member Manning asked about easements. The applicant responded that they don't have that level of detail. NCDOT wants to improve the roundabout with converting it back to the two-lane roundabout.

Mr. Brice suggested that the Planning Board members move forward with their recommendation and that the developer address the issues they identified.

Motion: Board member Godfrey made a motion to forward the conditional rezoning application for a mixed-use development (Weddington Green) to the Town Council with a recommendation for approval with the following list of conditions:

- Ensure that villas that face a street have a porch or are set back more than 5' from the street.
- Restrict the percentage of rentals to 10%
- Do not allow companies to buy properties for rental
- Buffer villas from parking lot
- Include medians in landscaping plan
- Limit front loading garages on single family homes
- Reduce the residential height allowance to less than 50'

- Change age targeted villas to single family homes
- Pay for roundabout crossing, lights, landing and sidewalk to parking lot
- Developer provide cost estimates for park maintenance
- Build Abellia connection to property line but do not connect.

Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

Motion: Board member Goscicki made a motion to forward the Land Use Plan Consistency Statement to the Town Council with a recommendation for approval. The Land Use Plan Consistency Statement reads:

The land use plan map depicts a small portion of the project site as Traditional Residential, but the site is predominately Conservation Residential which allows alternative smaller lots to retain open space. This project must meet the Downtown Overlay District standards as it is in the town center and considered Neighborhood Business as described in the Future Land Use Categories in the Land Use Plan. The project is consistent with the land use plan in that it ensures development takes place in a manner to conserve open space and scenic views, limits development activities on environmentally sensitive lands and minimizes visual effects on surrounding properties. The project maintains the town's single-family character while providing varying lot sizes to provide broader housing options. The commercial is scaled to provide goods and services to the residents of Weddington. The plan meets the public facilities and services goals in that it doesn't put a constraint on the public sewer. The plan provides a passive park amenity for community gathering and limited recreation needs of Weddington residents. The Architectural Standards (including recommended changes) meet the design goals that enhance aesthetic qualities and physical character. The new commercial area provides opportunity for small town scale and is designed with pedestrian-oriented features.

Second: Board member Conway
Vote: The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the January and February Town Council Meetings

Ms. Dewey gave the update from the Town Council meetings: Town Council approved additional funding for the Tilley Morris roundabout. Construction is anticipated to start in June.

8. Board member Comments

Board member Conway stated that regardless of the community being for or against this particular project, the Town of Weddington is not a community because it lacks the structure this project is offering. She stated that she is excited about the potential of this opportunity and she is looking forward to seeing where it goes.

Board member Mittal stated that he appreciates this process. He would like to do something that helps the town. Would like to thank Steve for his services to Weddington.

Board member Manning thanked everybody for their participation and for all the emails. We talked a lot about this project in the last month, and it wasn't a popular decision for some, but he is excited about having a place to be a community. Thank you, Steve, for your service on the board.

Board member Goscicki: This is probably the most significant project that will come before this Planning Board in this decade. It establishes a focal point for the town, and it does change the character of Weddington by providing that focal point. Thank you to Steve for your service. As Travis mentioned, we have been living through this project in its various stages of development and have put in many hours and read all the emails. The mayor has done a great job responding. This was not a casual easy decision; a lot of time and effort was involved.

Board member Vivian: Thank you Steve for your service. In the future, this was the right vote.

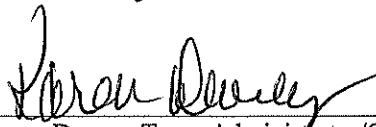
Board member Godfrey: This was a very good meeting with a lot of questions and opinions. We put it all on the table. I think that's great-the way it should be.

Chairman Hogan: Thank you for your service, Steve.

9. Adjournment

Motion: Board member Mittal made a motion to adjourn the February 28, 2022 Regular Planning Board Meeting at 9:10 p.m.
Second: Board member Manning
Vote: The motion passed with a unanimous vote.

Approved: March 28, 2022



Karen Dewey, Town Administrator/Clerk

Chairman