



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, SEPTEMBER 26, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 3**

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 Manish Mittal, Jim Vivian, Gordon Howard, and Jen Conway present. Board member Chris Faulk was absent.

Staff present: Town Planner Robert Tefft, Administrative Assistant/Deputy Clerk Debbie Coram

Visitors: Bill Deter, Chris Martin, Rusty Setzer

3. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

Chairman Goscicki read the Conflict of Interest Statement

4. Approval of Minutes

A. August 22, 2022 Planning Board Meeting

Motion: Board member Howard made a motion to approve the August 22, 2022, Regular Planning Board Meeting minutes
Second: Vice Chair Manning
Vote: The motion passed with a unanimous vote.

5. Old Business

No old business to discuss.

6. New Business

A. Discussion and Recommendation of Text Amendment to Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance

Mr. Tefft presented the staff report: At its meeting of April 12, 2021, the Town Council approved the adoption of the Unified Development Ordinance (UDO) with the stated intent to comply with North Carolina General Statute 160D, as well as to improve the organization of existing ordinances. Prior to the adoption of the UDO, the submittal requirements to obtain a Zoning Permit for a single-family or two-family dwelling included the provision of “a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state.” With the adoption of the UDO, this requirement was changed so that only a “scaled site plan” is required with no provision that it be prepared by a licensed surveyor or engineer. At its meeting of August 22, 2022, the Planning Board provided direction to Town staff to prepare a Text Amendment revising the submittal requirements for Zoning Permits so that a plot plan prepared by a surveyor or engineer be required for single-family dwellings. Based upon the direction received from the Planning Board, staff proposes to amend Appendix 2, Submittal Requirements, of the UDO to replace the existing submittal requirements for a Zoning Permit with a more comprehensive and appropriate list of submittal requirements.

The Planning Board discussed the text amendment: Board member Mittal asked about the 200 square foot separation between accessory and principle structures.

Board member Howard gave an overview of the Board of Adjustment meeting on August 22, 2022 that is the reason for the text amendment.

Vice Chair Manning asked about fees and mentioned an accessory structure on 12-Mile Creek Road and brought up the need for buffering accessory structures from single-family dwellings.

Chairman Goscicki asked if a floorplan as a submittal requirement was more than necessary. The Planning Board discussed removing floorplans as a submittal requirement.

Motion: Board member Howard made a motion to remove the floorplan submittal as a requirement, unless an elevator shaft is part of the plan.
Second: Board member Manning
Vote: The motion passed with a unanimous vote.

Motion: Board member Howard made a motion to forward the text amendment to the Town Council with a recommendation for approval as amended.
Second: Board member Mittal
Vote: The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the September Town Council Meeting

Mr. Tefft gave an update and discussed the council approval of the RFP for the Comprehensive Plan/Downtown Master Plan.

8. Board member Comments

9. Adjournment

Motion: Board member Manning made a motion to adjourn the September 26, 2022, Regular Planning Board Meeting at 7:33 p.m.

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

Approved: October 24, 2022

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Ed Goscicki
Ed Goscicki, Chairman