



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JULY 25, 2022 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call to Order**

Chairman Ed Goscicki called the meeting to order at 7:01 p.m.

**2. Determination of Quorum**

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

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

Visitors: Bill Deter, Gayle Butler, Chris Drost, Rusty Setzer, Chris Martin, Jack Plyler, Tracy Stone

**3. Approval of Minutes**

**A. May 31, 2022 Planning Board Special Meeting**

**Motion:** Vice Chair Manning made a motion to approve the May 31, Special Planning Board Meeting Minutes as presented.

**Second:** Board member Vivian

**Vote:** The motion passed with a unanimous vote.

**4. Old Business**

No Old Business to discuss.

**5. New Business**

**A. Discussion of Existing Residential Established Zoning District**

Mr. Tefft presented: Prior to adoption of the UDO, the Code of Ordinances included permitted uses and setback requirements for the Residential Established (RE) Zoning District. The Adopted UDO does not include permitted uses or front setback requirements for the RE District. Staff is asking Planning board if this was an intentional decision based on the nature of the RE District or an oversight. Without permitted uses listed in the UDO, the parcels in this district have no allowable uses in the event something happens, and homes need to be rebuilt.

Chairman Goscicki asked the Board members who were serving during the UDO review and recommendation if they recalled this omission being an intentional decision. The Board members agreed it was an oversight and requested staff to draft a text amendment for review at the August Planning Board meeting.

## **B. Discussion of Land Use Plan**

Chairman Goscicki stated that the Town Council brought up discussion of the Land Use Plan at their July meeting.

Mr. Tefft explained: The Council discussed an update to the Land Use Plan. The discussion included the need to hire a consultant for land use planning, a citizen survey to guide a comprehensive review and update of the Land Use Plan, and the possible creation of a Citizens Advisory Committee to oversee the choice of survey questions with the hired consultant. Key topics would be a market study, link land use and development recommendations to existing and future market realities and find the best opportunities for Weddington; a corridor study to proactively look at parcels along NC 16 and NC 84; an implementation plan to identify short term actions, long-term policies, and execution strategies; define "town center"; possible expansion of overlay district; and figuring if existing commercial sites can be reinvented.

Board member Vivian agreed that the NC16 and 84 corridors are important, but also the impact of the new 485 ramp at Weddington Matthews Road should be considered.

Board member Conway stated that while defining where development other than residential would fit, also define where it would not be feasible. Give specific areas in the Land Use Plan so there is no grey area.

The Planning Board continued discussion:

- defining a vision for future Weddington development
- updating the Land Use Plan verbiage and maps to define the town center and create tools to deal with disconnects currently in Plan between goals/objectives and the maps.
- maintaining the historic and agricultural feeling of the town
- consideration property owners' rights in the Land Use Plan
- create a more participatory process to the review and update of the Land Use Plan
- create a detailed vision of what the Town will look like in 10 years under current zoning

Board members agreed to move forward incrementally and report back to Council.

## **6. Update from Town Planner and Report from the June and July Town Council Meetings**

Mr. Tefft gave the update: At the June Council meeting, the Weddington Glen Preliminary Plat amendment was approved. The Council discussed the Land Use Plan review and update at their July meeting. There haven't been any recent project inquiries. The Hemby Place subdivision will remain named Hemby Place. Residents in the adjacent neighborhood filed a suit to stop Toll Brothers from using the name Enclave at Bromley.

## **7. Board member Comments**

Board member Vivian: This was a good meeting and we had a lot of good discussion.

Vice Chair Manning: This was a productive meeting. My takeaways are that we've discussed the Land Use Plan at every meeting since I was appointed and now I'm ready to roll up our sleeves to figure this out. We've talked about a consultant and survey several times. It's time to do something. I'm ready to go. I signed up to help point the town in the right direction. It's frustrating to me that we've had two projects brought forward and they weren't favorable and now we have a huge slap in our face with the donation-Good for Smokey. If I was in his position and had done as much for this area as he has I'd do the same thing.

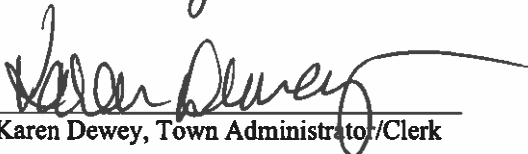
Chairman Goscicki: I was happy to hear the Council recommended hiring a consultant. I think that was a great step forward.

Board member Mittal: I agree with what everybody has said, also I say that let's take baby steps one step at a time and we will get something better done.

#### 8. Adjournment

**Motion:** Board member Vivian made a motion to adjourn the July 25, 2022 Regular Planning Board Meeting at 7:48 p.m.  
**Second:** Vice Chair Manning  
**Vote:** The motion passed with a unanimous vote.

Approved: August 28, 2022

  
Karen Dewey, Town Administrator/Clerk

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Ed Goscicki, Chairman