



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 22, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Vice Chair Travis Manning called the meeting to order at 7:00 p.m.

2. Determination of Quorum

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

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.

Vice Chair Manning read the conflict of interest statement.
No Board members declared a conflict of interest.

4. Approval of Minutes

A. July 25, 2022 Planning Board Meeting

Motion: Board member Howard made a motion to approve the July 25, 2022 Planning Board Meeting Minutes
Second: Board member Mittal
Vote: The motion passed with a unanimous vote.

5. Old Business

No old business on the agenda to discuss.

6. New Business

A. Discussion and Recommendation of Text Amendment to Section D-703, Zoning District and Permitted Use, and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance

Mr. Tefft presented the staff report: April 12, 2021: Town's current UDO was adopted without full names or intent/purpose statements for each zoning district. The Residential Established (RE) district was not provided with any permissible uses or front yard setback requirement. This proposed amendment will correct these errors along with other, less substantive, issues. This was a staff-initiated text amendment to correct structural and consistency errors in the UDO. Staff recommends approval.

Motion: Board member Faulk made a motion to forward the text amendment with the Land Use Consistency Statement to the Town Council with a favorable recommendation.

Land use consistency statement: The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, nor preclude the fulfillment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Second: Board member Howard

Vote: The motion passed with a unanimous vote.

The Board members unanimously agreed to add discussion regarding adjustments to submittal requirements for zoning compliance permits to the agenda. They discussed requiring a foundation survey after the zoning to stop costly errors from being made.

Motion: Board member Faulk made a motion to recommend requiring plot plans and foundation survey certifications to submittal requirements for a zoning permit.

Second: Board member Howard

Vote: The motion passed with a unanimous vote.

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

Mr. Tefft presented the update: there are no new project applications. Weddington Glen is moving into the final plat. Cardinal Row is working through approvals. At the August Regular meeting, the Town Council discussed the land use plan update and the next phase. The Council asked for a small change in the RFP for the land use consultant and it will be discussed and considered at the September meeting.

8. Board member Comments

Board members gave no comments.

9. Adjournment

Motion: Board member Howard made a motion to adjourn the August 22, 2022 Regular Planning Board Meeting at 7:17 p.m.

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

Approved September 26, 2022
Karen Dewey
Karen Dewey, Town Administrator/Clerk

Ed Goscicki
Ed Goscicki, Chairman