



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JANUARY 23, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call to Order**

Chairman 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 and Gordon Howard present. Board members Chris Faulk, Jen Conway, and Jim Vivian were absent

Staff present: Town Planner Robert Tefft, Town Administrator/Clerk Karen Dewey, Admin Assistant/Deputy Clerk Debbie Coram

Visitors: Chris Rabeau, Jim Bell, David Meech, John Johnson, Morgan Hammer, Bill Deter, Harry Chilcot, Rusty Setzer, Danny Garvey

**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. No Board members had a conflict of interest.

**4. Approval of Minutes**

**A. October 24, 2022 Planning Board Regular Meeting**

Chairman Goscicki pointed out that Board member Howard was omitted from the list of board members present. Staff will add Board member Gordon Howard to the list of board members present under 2. *Determination of Quorum.*

**Motion:** Board member Manning made a motion to approve the October 24, 2022 Regular Planning Board minutes as amended.  
**Second:** Board member Howard  
**Vote:** The motion passed with a unanimous vote.

**5. Old Business**

**6. New Business**

**A. Discussion and Recommendation on a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses; Section D-919, Temporary Structures and Uses; and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance.**

Mr. Tefft presented the staff report: at their September 26, 2022 meeting, Planning Board requested staff prepare a text amendment for accessory uses and structures. The text amendment was discussed at the October 24, 2022 planning board meeting and staff was directed to revisit some of the requirements and language.

Mr. Tefft reviewed the language that was struck from current text amendment.

Board member Howard asked if a permit would be needed regardless of size. Mr. Tefft confirmed that all accessory structures need a permit.

Board member Howard asked about the language for roofed accessory uses physically attached to the principal structure. Mr. Tefft responded that language is being deleted because once an accessory structure is connected to the principle structure, it becomes part of the principle structure.

Board member Howard asked if the language limiting one accessory family dwelling will be included somewhere else in the UDO. Mr. Tefft confirmed that it will be included, only stated with more clarity.

Chairman Goscicki asked about barns as accessory structures. Mr. Tefft responded that to qualify for the barn standards, it must be an actual barn.

The board discussed the percentage of the gross floor area of the principle structure the accessory structure should be limited to. Topics discussed were:

- The possibility of exempting detached garages and cap the gross floor area of the accessory structure at a lower percentage
- Just cap it at 50%-one concerned raised with this was that the newer neighborhoods on less than an acre may not be able to get to 50% as the lot won't fit the accessory structure within the required setbacks.
- Instead of exempting detached garages, give that use a higher limit from other accessory uses.

Mr. Tefft reviewed the changes in the definitions to keep consistent within the UDO.

Board member Manning stated that he did not like the definition given for swimming pool. The board discussed different types of pool structures and how to define them.

Chairman Goscicki suggested deferring a vote on a recommendation until next board meeting.

The Board agreed to defer a recommendation until all members are present to discuss.

**Motion:** Board member Howard made a motion to defer recommendation of a Text Amendment to Section D-917D, Supplemental Requirements for Certain Uses; Section D-919, Temporary Structures and Uses; and Appendix 1, Definitions, of the Town of Weddington Unified Development Ordinance.

**Second:** Board member Manning

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

Board member Howard suggested as a definition for an above ground pool: a semi-permanent structure 4 to 6 feet deep with a diameter of 12 feet or greater having metal support semi-permanent structure.

**B. Discussion and Recommendation on a 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 October 10, 2022, the Town Council approved Ordinance No. 2022-03, an amendment to the Town’s Unified Development Ordinance modifying the various submittal requirements for Zoning Permits. This amendment had been previously discussed and recommended for approval by the Planning Board at its meeting of September 26, 2022. Following the adoption and implementation of these modified submittal requirements, staff has identified a few areas within Appendix 2 where further improvement and clarification is necessary.

The proposed amendment to subsections 1 and 2 would clarify that the submittal requirements apply not only to new principal structures, but also to any additions.

- The proposed amendment to subsection 3 would allow Zoning Permit applications for decks and patios to have the same submittal requirements as other accessory structures rather than as additions. The current submittal requirements have been found to be needlessly cumbersome and excessive for such structures.
- The proposed amendment to subsection 4 would clarify that upfits of accessory structures or decks would be required to submit as an upfit permit where presently the UDO is unclear as to what requirements would be expected.

Board member Manning stated that a deck or patio should have a sealed survey to make sure the town has some teeth in implementing code.

Board member Howard disagreed. Board member Manning stated that the survey serves as a baseline. Chairman Goscicki agreed with Board member Howard that a survey isn’t needed in the instance of deck and patio additions.

- Motion:** Board member Howard made a motion to forward the Text Amendment to Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance to the Town Council with a favorable recommendation
- Second:** Board member Mittal
- Vote:** The motion passed with a unanimous vote.

**C. Discussion and Consideration of 2023 Regular Meeting Schedule**

The Planning Board discussed the 2023 regular meeting schedule.

- Motion:** Board member Manning made a motion to approve the 2023 Planning Board Regular Meeting Schedule.
- Second:** Board member Mittal
- Vote:** The motion passed with a unanimous vote.

**7. Update from Town Planner and Report from the January Town Council Meeting**

Mr. Tefft gave a planning update. The Cambridge project on a portion of the Weddington Green site includes a school for 1700 students and about 40,000 square feet of commercial. Traffic Impact Analysis scoping meeting was held December 2, 2022 and they will be making a pre-application presentation at the February 13, Regular Town Council meeting. The Hunt property off Ennis Road has been inquired for a 12-lot conventional subdivision on 19 acres currently zoned R-CD.

### 8. Board member Comments

Board member Gordon Howard: Happy New Year.

Chairman Gosicki: Happy New Year. It's great seeing such a turnout of our citizens. It's nice to be outnumbered. It keeps us focused on why we're here.

### 9. Adjournment

**Motion:** Board member Mittal made a motion to adjourn the January 23, Regular Planning Board Meeting at 8:01 p.m.  
**Second:** Board member Manning  
**Vote:** The motion passed with a unanimous vote.

Approved: February 27, 2023

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Ed Gosicki, Chairman

Karen Dewey  
Karen Dewey, Town Administrator/Clerk