



**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MARCH 25, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call to Order**

Board member Manning called the meeting to order at 7:00 p.m..

**2. Oaths of Office**

- A. Rusty Setzer
- B. Bill Deter
- C. Nancy Anderson

Town Administrator/Clerk Ms. Dewey administered the oaths of office to the newly appointed board members.

**3. Determination of Quorum**

Quorum was determined with Board members Rusty Setzer, Amanda Jarrell, Nancy Anderson, Travis Manning, Manish Mittal, and Bill Deter all present. Board member Chris Faulk was absent.

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

Visitors: Walt Hogan, Gayle Butler, Jerry Fitzgerald, Barry Groome, Robert Iorizzo, Nicol Iorizzo, Chad Emerine, Melissa Emerine, Tracy Stone, Christopher Neve

**4. Election of Chairman/Vice Chairman**

Board member Mittal nominated Board member Manning to serve as Planning Board Chair. Board member Jarrell seconded the nomination.

- Motion:** Board member Mittal made a motion to name Travis Manning the Planning Board Chairman
- Second:** Board member Jarrell
- Vote:** The motion passed with a 5-1 vote. Board members Setzer, Jarrell, Anderson, and Mittal in favor. Board member Deter opposed.

Board member Mittal nominated Board member Jarrell to serve as Planning Board Vice Chair. Board member Anderson seconded the nomination.

- Motion:** Board member Mittal made a motion to name Amanda Jarrell as the Planning Board Vice Chairman
- Second:** Board member Anderson
- Vote:** The motion passed with a unanimous vote.

**5. 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 Manning read the Conflict of Interest Statement. No members had a conflict of interest

**6. Approval of Minutes**

**A. February 26, 2024 Planning Board Regular Meeting**

- Motion:** Board member Deter made a motion to approve the February 26, 2024 Planning Board Regular Meeting Minutes
- Second:** Board member Mittal
- Vote:** The motion passed with a unanimous vote.

**7. Old Business**

**8. New Business**

**9. Update from Town Planner and Report from the February Town Council Meeting**

Mr. Tefft gave the update.

- **Liberty Classical Academy**
  - CZ for Private School
  - Planning Board: 7/24/23 (Tabled)
  - Traffic PIM: 8/22/23
  - Planning Board: Denial
  - Town Council: TBD
- **Deal Lake**
  - 93-lot conservation subdivision
  - Site Walk/ Charette: 11/28/23
  - Community Wastewater Treatment Plant
  - Planning Board: TBD
- **Rea/ Providence**
  - Conventional subdivision, 56 lots
- Sketch Plan reviewed; Awaiting CZ submittal
- **Ennis Road Subdivision**
  - Conventional subdivision, 14 lots
  - Planning Board: TBD
- **Comprehensive Land Use Plan and Town Center Plan**
  - Planning Board: 11/27/23; 12/18/23
  - Town Council: 3/11/24; 4/8/24
- **R-CD Text Amendment**
  - Lot Size, Yield Regulations, and Preservation of Continuous Forest
  - Planning Board: TBD

Polivka Property on Providence Road is looking to develop the front area of the property and are currently working on their traffic impact analysis.

Chair Manning asked about the wastewater for the proposed Deal Lake project. Is it community or individual septic? Mr. Tefft responded that he believes it will be community septic, but the town doesn't have all the information at this time

## 10. Board member Comments

Board member Setzer: I'd like to thank the Mayor and Town Council for appointing me to the board. I look forward to serving the Town of Weddington citizens and with these board members.

Vice Chair Jarrell: We are looking forward to serving with the new board members, welcome. Robert, you will be missed.

Board member Mittal: Welcome to the new members, I'm looking forward to working with you. Robert, you will be missed.

Board member Anderson: I want to echo what Rusty said, I appreciate the confidence that the Town Council showing in me and I look forward to working with everybody. We have a solid group of people here. I want to say that everyone sitting around this table has the best interest of Weddington at heart, or they wouldn't be sitting here.

Board member Deter: Thank you to the Mayor and Town Council for appointing me to the Planning Board. I look forward to working with everyone here to serve the interests of the town residents as it relates to the UDO and thank you to Robert for the work you've done. Unfortunately, you were here during a tumultuous period, but I thought you did a very admirable job.

Chairman Manning: I want to add thank to Gordon Howard, Ed Goscicki, and Jen Conway for their commitment to the town and their values and opinions. They helped make several of the decisions for this Planning Board. Looking forward to working with the new members. I'd like to echo Nancy in that we've got good qualifications on this board. Thank you Robert for your work ethic and communication. You were here during a bad part of UDO clarifications and details were confused. Thanks for all you've done and well wishes in Florida.

## 11. Adjournment

**Motion:** Board member Deter made a motion to adjourn the March 26 Regular Planning Board Meeting at 7:18 p.m.  
**Second:** Rusty Setzer  
**Vote:** The motion passed with a unanimous vote.

Approved: April 22 2024  


