



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 22, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

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

2. Determination of Quorum

Quorum was determined with all Board members present: Chairman Travis Manning, Vice Chair Amanda Jarrell, Board members Chris Faulk, Manish Mittal, Nancy Anderson, Bill Deter, and Rusty Setzer

Staff present: Town Planner Greg Gordos, Town Administrator/Clerk Karen Dewey

Visitors: Jim Bell, Tracy Stone, Christopher Neve, Chad Emerine, Melissa Emerine, Gayle Butler, Kim Topalian, Harry Chilcot, Tamara McDonald, Curtis McDonald, Kelly Stevens, Mark Stevens

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

4. Approval of Minutes

A. March 25, 2024 Planning Board Regular Meeting

Motion: Board member Faulk made a motion to approve the March 25, 2024 Regular Planning Board meeting minutes as presented
Second: Board member Mittal
Vote: The motion passed with a unanimous vote.

5. Old Business

6. New Business

A. Review and Discussion of Pending Development Projects with Town Planner

Mr. Gordos, the new Town Planner, introduced himself and gave his professional background. The board discussed questions given to Mr. Gordos by Board member Deter.

- The difference between Conditional and Conventional Zoning Districts. Conventional is considered by-right. Conditional zoning is the idea to submit a site plan and a list of uses and board votes. Anything over 6 lots triggers conditional zoning in Weddington.

Chairman Manning asked if a project was approved as conditional zoning and wanted to amend it, what would be staff approved and what would have to come back through the process? Mr. Gordos responded that changing the number of lots, or amount of open space would trigger a conditional zoning amendment, while moving trees or something else considered minor and more aesthetic that won't impact the development would be administratively approved.

- Can an owner petition to make any of these conventional zoning districts CZ? Mr. Gordos responded that yes, it gives town some control and gives the property owner more options for development.
- Difference between vested rights and development rights. Development rights generally refers to construction. If a home is approved, and not built within the year, the builder has to reapply. Vested rights are impacted by when the application is submitted, start of construction and typically deal with layout of subdivisions and final plats, construction is more development rights. Board member Deter asked for confirmation that vested rights are usually 2 years with the council able to extend up to 5 years. Mr. Gordos responded that there are extenuation circumstances that can allow for differences. Board member Faulk asked if the start of construction impacts vested rights, what if a development had to pause.
- Set back requirements discuss and clarify. Page 51J in UDO. Board discussed the setback requirements in the UDO.
- Neighborhood green required, "to the greatest extent possible". Is this enforceable? Mr. Gordos responded with his interpretation it is enforceable. He sees it as straightforward. Board members discussed neighborhood greens.

The Board discussed contract zoning, spot zoning and conditional zoning. Conditional zoning is a negotiation between the town and the developer and is not arbitrary. It is a voluntary agreement between the property owner/developer and the government.

The Board discussed the pros and cons of conditional zoning versus conditional use.

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

Mr. Gordos reviewed the current development projects:

▪ 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 Subdivision

93-lot conservation subdivision
Site Walk/ Charette: 11/28/23
Community Wastewater Treatment Plant
Community Meeting May 2nd
Planning Board: TBD

- **Rea/ Providence Subdivision**

Conventional subdivision, 56 lots
Community Meeting held March 26th
Sketch Plan reviewed; Awaiting CZ submittal

- **Ennis Road Subdivision**

Conventional subdivision, 14 lots
Community Meeting held February 13th
Planning Board: TBD

- **R-CD Text Amendment**

Lot Size, Yield Regulations, and Preservation of Continuous Forest
Planning Board: TBD

8. Board member Comments

Board member Setzer thanked everybody for taking the time to come out to the meeting. He thanked Mr. Gordos for the very helpful dialog.

Board member Mittal thanked Mr. Gordos for the conversation.

Board member Faulk thanked Mr. Gordos for the dialog. He apologized for missing the last month meeting and he is looking forward to being productive.

Board member Anderson commented that she would like the board members to consider creating a working group to review health and safety issues and making recommendations to Council and to discuss traffic management and the LARTP.

Vice Chair Jarrell thanked Mr. Gordos and stated that she is glad to have him here and excited to get to work.

Board member Deter commented that he is thrilled to be on the planning board, and he is thrilled to see all the people at the planning board meeting. It's nice to have people show up. He stated that he is looking forward to working with Mr. Gordos.

Chairman Manning welcomed Mr. Gordos and stated he is looking forward to working with him.

Mr. Gordos thanked the Planning Board for their time and patience. He stated he likes to stick to the agenda during meetings, so this meeting was not his standard practice. He commented that he wants to be as transparent as possible and he plans to be in town hall everyday during the week.

9. Adjournment

Motion: Board member Deter made a motion to adjourn the April 22, 2024 Regular Planning Board meeting at 8:04 p.m.

Second: Board member Faulk

Vote: The motion passed with a unanimous vote.

Approved: May 25, 2024


