



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
TUESDAY MAY 28, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Chairman Manning called the Tuesday May 28, 2024 Regular Planning Board Meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Chairman Travis Manning, Board members Chris Faulk, Rusty Setzer, and Bill Deter present.

Vice Chair Amanda Jarrell, Board members Nancy Anderson and Manish Mittal 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.*

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

4. Approval of Minutes

A. April 22, 2024 Planning Board Regular Meeting

Motion: Board member Setzer made a motion to approve the April 22, 2024 Planning Board Regular Meeting Minutes as presented.
Second: Board member Deter
Vote: The motion passed with a unanimous vote.

5. Old Business

No Old Business to discuss.

6. New Business

A. Discussion and Possible Recommendation of Text Amendment 2024-01 An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending section D-917C; Specific Requirements for Non-Residential Development, to correct an inconsistency with stormwater requirements; amending Section D-917D, Supplemental Requirements for Certain Uses, to correct an inconsistency with stormwater requirements; certifying consistency with the

Town's Land Use Plan and proper advertisement; providing for severability and providing an effective date.

Mr. Gordos presented the text amendment for discussion. This is a topic matter from some old business to bring the UDO consistency in stormwater management.

Motion: Board member Deter made a motion to forward Text Amendment 2024-01 *An Ordinance of the Town of Weddington amending the Unified Development Ordinance by amending section D-917C; Specific Requirements for Non-Residential Development, to correct an inconsistency with stormwater requirements; amending Section D-917D, Supplemental Requirements for Certain Uses, to correct an inconsistency with stormwater requirements; certifying consistency with the Town's Land Use Plan and proper advertisement; providing for severability and providing an effective date to the Town Council with a recommendation for approval.*

Second: Board member Setzer.

Vote: The motion passed with a unanimous vote.

B. Discussion of R-CD minimum lot size.

Mr. Gordos began the discussion of RCD minimum lot size. The Council has discussed the issue over the past couple months. The current standard lot size is 40,000 sq. ft. and the minimum for a conservation subdivision is 12,000 sq. ft. This has been discussed multiple times by past town councils and the current council.

Board member Setzer asked when developable land is reduced, what percentage will be set aside for infrastructure.

Board member Faulk asked is raising the minimum lot size to balance density.

Board member Deter listed 5 variables that will impact or be impacted by raising the minimum lots size. The board discussed the merits of different options:

- Minimum lot size up to 16,000 sq. ft
- Add requirement for average lot size between 19,000 sq. ft and 20,000 sq. ft to provide the developer with some flexibility.
- Consider lot width increasing to 100 ft. Current requirement is 80 ft.
- Distance between homes and the front and side setbacks
- Creative design-spreading out the homes instead of clustering. Allow for flexibility for the developer while keeping some control.

Board member Faulk stated increasing lot width will make developing the RCD challenging.

Board member Deter stated that raising the minimum lot size without addressing the width will create long narrow lots.

Chairman Manning stated that the lots sizes in Stratford Hall are more in the spirit of Weddington. The Hemby Place subdivision's smallest lots are around 14,000 sq. ft. and average around 16,000. Weddington

demands a certain size house. Lot sizes need to increase for a better baseline. As far as the width, a wider lot could create more impervious surface. Mr. Manning stated that he is fine with the current width minimum of 80 feet. With setbacks, house separation should be focused on.

The Board continued discussion of lot size and width, and the impact on infrastructure and the possibility of holding a workshop with development professionals and getting input to see examples of how code changes would look in plans and if new changes would work. The Board agreed to table further discussion until all members are present to share their thoughts.

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

Board member Faulk gave a quick update from meeting with Board members Anderson and Deter regarding Union County CERT (community emergency response team) and NCDOT flashing signs.

Mr. Gordos thanked the Board for their discussion on minimum lot size. It showed that changing the minimum is not an arbitrary decision to change a number.

Mr. Gordos gave an update: TIA studies for two developments are almost concluded. They will be submitted for comments. There are 2 potential projects for the next planning board meeting. One is the development at the Rea and Providence intersection. The other is a conditional zoning amendment for additional office buildings on the property across Providence Road.

Chairman Manning asked if Mr. Gordos had heard from the applicant for the New Town and 12 Mile Creek conditional zoning since the community meeting. Mr. Gordos has not heard from them.

8. Board member Comments

Board member Deter: Great discussion on RCD lot size. I am 100% on board with the stormwater correction. This is a complicated and involved topic and we will continue discussion and lay out what we think solutions would be and as always, I appreciate people coming out.

Board member Faulk: I echo those sentiments. I want to acknowledge that I received a letter from Dave and Erin (I don't want to pronounce their name wrong) and I have noted their comments. Have a great rest of the week.

Board member Setzer: Thank you for coming out tonight. It's great to see people involved. I would like to add a discussion to add public comment at Planning Board meetings. The Board doesn't need the council to make that decision.

Chairman Manning: Thank you everyone for coming out. Have a great rest of the week.

9. Adjournment

- Motion:** Board member Deter made a motion to adjourn the May 28, 2024 Regular Planning Board meeting at 8:06 p.m.
- Second:** Board member Setzer
- Vote:** The motion passed with a unanimous vote.

Approved: June 24, 2024