



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY FEBRUARY 24, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Chairman Manning called the meeting to order.

2. Determination of Quorum

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

Staff present: Town Planner Greg Gordos, Town Administrator/Clerk Karen Dewey, Deputy Clerk/Admin Asst. Debbie Coram, Town Deputies Grant Wrenn and Taylor Gordon

Visitors: Anthony Brent Cowan, Ginny Shepherd, Jim Bell, Christopher Neve, Chad Emerine, Melissa Emerine, Karen Wingate

3. Conflict of Interest Statement: *In accordance with state law, 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 and polled the board members. No Board member had a conflict of interest.

4. Approval of Minutes

- A. January 16, 2025 Planning Board Special Meeting**
- B. January 27, 2025 Planning Board Regular Meeting**

Motion: Board member Deter made a motion to approve the January 16, 2025 Planning Board Special Meeting minutes as presented.

Second: Board member Setzer

Vote: The motion passed with a unanimous vote.

Board member Anderson brought two changes: Correct a reference to Chairman Manning as Vice Chair on page 3 and to amend her comments on page 4 to read “ashamed” instead of embarrassed.

Motion: Board member Deter made a motion to approve the January 27, 2025 Planning Board Regular Meeting minutes as amended.
Second: Board member Setzer
Vote: The motion passed with a unanimous vote.

5. Public Comments: *Individuals are allowed 3 minutes to speak and must only comment on current agenda items. A maximum of 30 minutes is allocated to the Public Comment Period. The time limit may be extended at the discretion of the Chairman.*

Chad Emerine 953 Eagle Road. Mr. Emerine commented that he believes that agenda item 6B may be missing items from the CZ application. He questioned the stormwater plan with the existing pond on the property and stated that Lochaven may be negatively impacted by excess runoff.

6. New Business

A. Discussion and Possible Recommendation of a CZ Amendment from Provident Land for an amendment to CZ-2023-02 for stormwater requirement changes

Representatives from Provident Land, Tom Waters and Kristin Dillard, and Weston Boles from WK Dickson were present.

Mr. Gordos presented the staff report. At its meeting of November 13, 2023, the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38-lot conventional residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance. They are requesting to vary from the required 100-year stormwater requirements. The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance.

Board member Anderson asked if the stormwater requirements were changed after the approval of the application. Mr. Gordos responded that the stormwater requirement was specific in the development standards. Board member Deter asked if the applicant would be open to the standards that were changed in the last four months. Mr. Gordos responded that any CZ application is open to negotiation with the Council.

Mr. Waters presented his amendment request to amend CZ 2023-02 to explicitly waive the requirements of "stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates." They are requesting a waiver of the Town of Weddington's 100-year stormwater detention requirement in order to meet the State of NC "Low Density" development standard. Currently, the site is being forced into the State's "High Density" definition which will cause clearing approximately six acres of trees by adding enlarged stormwater management ponds and significant drainage swales and storm pipe throughout the community. The high-density designation would have several negative implications, including removing a substantial number of existing trees, adding drainage ditches on the majority of lots and increasing the size of our stormwater management ponds. These changes will not represent the high-quality community envisioned and put forth to the Town with site placed homes and a focus on

maximizing natural tree retention. The applicant has worked with their civil engineering team and NCDEQ to come up with environmentally friendly stormwater retention solutions and are proposing utilizing underground rainwater harvesting systems on all lots within Beckingham. These rainwater harvesting systems will allow the homeowners to irrigate their properties. Many builders in the area already use these systems for environmentally conscious clients or to resolve drainage issues. The presentation will include slides of installation and operation of these systems. In making these systems a requirement for each of our 38 home sites and 4 of our common open space areas, the HOA will oversee compliance by each homeowner in our covenants and restrictions. These rainwater harvesting systems will allow us to remain a low-density community while providing an environmentally friendly solution for our homeowners to collect storm water and repurpose for their home irrigation needs.

Board members asked questions. The applicant responded:

Cisterns will hold 10,000 gallons of water and will be 12 feet in diameter 13 feet tall. 30 feet long 9 feet wide and 9 feet tall, capturing rain from roof and rain from other impermeable surfaces like roads driveways.

There will be sheet draining for roads and driveways. Cisterns will capture roof drains – Impervious area for entire development is 17.5 %

Cisterns will have outflow-surplus draining will not discharge at a detrimental level.

Cisterns will be required to have regular inspections as required in the HOA CCRs.

Septics will be gravity fed.

Cisterns will be the source for the irrigation systems. Several landscape groups that do this. Systems designed if water levels are too low, there are triggers for potable water to fill cistern.

During rainy season-water is distributed to nature. Systems will function 12 months out of the year City of Charlotte uses underground cisterns, but not sure which subdivisions.

Board discussed impervious surface locked in at 17.5%. they expressed concerns that 10,000 gallon cisterns may be overkill, maintenance can be concerning, Board agreed needing more information regarding what the stormwater standard will be replaced with.

- Motion:** Board member Deter made a motion to table recommendation of a CZ Amendment from Provident Land for an amendment to CZ-2023-02 for stormwater requirement changes until further information is formally submitted, including LaBella's recommendation of a downstream analysis.
- Second:** Board member Faulk
- Vote:** The motion passed with a unanimous vote.

B. Discussion and Possible Recommendation of an application by Ennis Investors requesting Conditioning Zoning Approval for the development of a 9-lot subdivision located on Ennis Road.

Mr. Gordos presented the staff report: The applicant is proposing the development of a nine-lot conventional development subdivision tentatively known as Arya Subdivision. The proposal contains a single entrance on Ennis with a 100' thoroughfare buffer (per current UDO) and a private gate. The property is located on the southern boundary of Weddington with Weddington Preserve directly north and Aero Plantation to the east on New Town Rd. One existing house would remain on an existing pond (to be incorporated as open space) with the remainder of the site accessed by

two cul-de-sacs, measured under the previous ordinance in effect in 2024. Both cul-de-sacs have a central tear-drop shaped island as referenced in the UDO. Water will be provided by Union County as well a sewer connection to Weddington Preserve. This project will not contain private septic systems. A 15' panhandle will provide Lot 6 access to the 30' sanitary sewer easement proposed to run along the center of the property and then south along the new road right-of-way. The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO. It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 9-lot Conventional subdivision known as Arya Subdivision, generally located on Ennis Road, be recommended for approval with the condition that sewer alignment and capacity must be finalized with Union County Water prior to consideration by the Weddington Town Council.

Brent Cowan with Isaacs Group presented the project. Board discussed drainage and impervious surface drainage requirements. The question of concerns with the existing dam and pond. There are no concerns. The dam is not on a high hazard inventory.

Concern raised about the deck on existing house encroaches into pond buffer. It is considered an existing non-conforming structure. It won't have to be torn down, but it will have to be brought into conformance if replaced.

Sewer questions: Applicant has made two submittals to the County and received minor comments regarding the format of the plans and the plans have been resubmitted. Minor comments received included the alignment of lines on left side of pond and lot 6 does not have direct access, so the flag lot was reconfigured, and the plan resubmitted.

The tree save was discussed. Karen Wingate, with Arcadia confirmed they are not clear cutting, only clearing building area. Chairman Manning requested that the applicant contacts fire department to burn existing structure to be demolished.

Board member Deter asked about the sewer capacity. The applicant responded that the County is doing a drawdown test to make sure there is capacity. If the draw down comes back with a problem, it will be up to the developer to come up with a solution to fix that problem.

Motion: Board member Deter made a motion to forward application by Ennis Investors requesting Conditioning Zoning Approval for the development of a 9-lot subdivision located on Ennis Road, with recommendation for approval with conditions that tree clearing will be limited to building envelope/road rights-of-way and sewer alignment and capacity finalized before going before Town Council for consideration.

Second: Board member Mittal

Vote: The motion passed with a unanimous vote.

7. Old Business

8. Update from Town Planner and Report from February Town Council Meeting

Mr. Gordos gave update: At the February meeting, Council adopted all three text amendments: cul-de-sac, road standards, and tree ordinance. Effective February 2025, there are much stricter development standards as a result of this board's hard work. In regard to working through the logjam of applications and development projects, Town Council will consider the Classica application on Hemby in March and Deal Lake the following month.

Mr. Gordos acknowledged Chairman Manning and Board member Mittal as this is their last meeting as members of the Planning Board. He praised their high character and they will be sorely missed.

9. Board member Comments

Board member Faulk: I want to thank Manish and Travis for their outstanding job. I appreciate their service and commitment and level of expertise and thoughtfulness. They are going to be missed. I was glad to see the ordinance was strict enough that conceptually something came through and had to come back because of the math, so it's doing its job. I look forward to warmer weather.

Board member Anderson: Thank you very much for all the contributions you guys have made over the years. It's been great working with you.

Board member Jarrell: I'll say the same, thank you very much. I've had two years with you guys, and I appreciated where I've learned. Friday is rare disease day. I'm full of all kinds of weird knowledge.

Board member Setzer: I appreciate your service to the community. Thank you very much for volunteering your time.

Board member Mittal: Thank you everybody I really enjoyed this a lot I get to serve the community and thank you to the staff for all your help.

Board member Deter: I want to thank Travis and Manish for their service on the Planning Board. I want to point out that the subcommittee is working on two projects with Greg's assistance: one is what we talked about it last time, it's a buildable land definition. I'm going to be sharing portions of this with the subcommittee and then we'll noodle on it and then we'll have a work session like we did last time to see if we can get this thing in place and then the other thing is the requirements of Appendix 2B. To clarify things and get us all on the same page. Greg, I appreciate you working with us on the subcommittee and we'll have the whole Planning Board.

Chairman Manning: I think Mr. Deter was not speaking into his microphone at that last comment! As Planning Board Chair, it's been an honor. I really appreciate working with everybody and getting to know everyone. Staff, Karen, Greg, Deb thank you so much. You're so helpful to work with and I've learned a lot from you guys, even if I'm in the industry, you opened my eyes to different perspectives and I really appreciate it, and I think that Weddington is extremely fortunate to have these three.

10. Adjournment

<i>Motion:</i>	Board member Deter made a motion to adjourn the February 24, 2025 Planning Board Regular meeting at 8:37 p.m.
<i>Second:</i>	Board member Setzer
<i>Vote:</i>	The motion passed with a unanimous vote.

Approved: March 24, 2025