



**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 24, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Vice Chairman Travis Manning called the April 24, 2023 Regular Planning Board Meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Vice Chairman Travis Manning, Board members Jen Conway, Manish Mittal, Chris Faulk, Amanda Jarrell were all present.

Chairman Ed Goscicki and Board member Gordon Howard were absent.

Staff present: Town Planner Robert Tefft, Town Administrator/Clerk Karen Dewey

Visitors: Mike Carver, Cindy Hicks, Adele Greene, Nolan Groce, Christopher Neve, Mike Maxon, Bill Deter, Jay Rajesh

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.*

Vice Chair Manning read the Conflict of Interest Statement. Board member Faulk stated that he does professional work with Urban Design but does not have a financial interest in this project. Vice Chair Manning He disclosed that he is a member of Weddington United Methodist Church and does have a professional relationship with Urban Design Partners but has no financial interest in the project on the agenda.

4. Approval of Minutes

A. March 27, 2023 Planning Board Regular Meeting

- Motion:*** Board member Conway made a motion to approve the March 27, 2023 Planning Board Regular Meeting minutes.
- Second:*** Board member Faulk
- Vote:*** The motion passed with a unanimous vote.

5. Old Business

6. New Business

A. Discussion and Recommendation of Conditional Zoning Amendment for Weddington United Methodist Church for the addition of a temporary modular classroom building at 130 S. Providence Road

Mr. Tefft gave the staff report: Weddington United Methodist Church (WUMC) is proposing to amend the existing conditional zoning to allow for a modular classroom building on the campus. The building will be temporary for a maximum of five years from the date of installation. WUMC held the required community meeting at the church on Thursday, April 13, 2023. The project is found to be generally consistent with the adopted Land Use Plan. It is the recommendation of staff that the request to amend the existing conditional zoning for the existing Church use located at 130 S. Providence Road be approved.

Mr. Groce presented the project

Board member Conway asked what the proposed awning over the sidewalk would be. The applicant could add a condition that it be removed when the modular building is removed. Board member Conway stated that she thought that with conditional zoning applications, the conditions need to be specifically listed.

Mr. Groce explained that the structure will definitely be temporary in nature. Details and general elevations will be documented. The maximum size is in the development notes.

Board member Faulk asked if the cell tower on the property has any rights or restrictive covenants. Mr. Groce responded that there is an access easement and all potential sites for the modular are outside of the fall zone.

Board member Mittal asked for clarity on the phasing of the project. Mr. Groce responded there are three phases. First is installation of the modular building and the sidewalk from the school. Second phase encompasses parking and landscaping around Weddington Christian Academy. Phase three will include the additional parking in the rear of the church and adding 151 spaces and better connectivity between the lots.

Mr. Groce explained after 5 years, the modular building will be removed, or the church will apply for an additional conditional zoning amendment to keep it in place.

Board member Faulk asked about the storm pond. Mr. Groce responded that accountability for the impervious area and storm run-off will be required during the land development phase.

Vice Chair Manning asked where the modular structure will be placed. Mr. Groce answered that there are 3 places the church is considering.

Board member Jarrell asked how long this development will take. Mr. Groce stated that it is a 5 year project. The plan is to immediately install the modular classroom and the additional phases will be completed over a 5 year span.

Board member Mittal asked Mr. Tefft if the temporary structure will come to the town for approval. Mr. Tefft responded that the structure is tied to the conditional zoning amendment.

Board member Faulk asked about the gross floor area. Mr. Tefft responded that if a permanent structure is built, that is when the issue of gross floor area is addressed. For now, the development standards can specify that it bypasses the development code.

Vice Chair Manning expressed his disappointment with the lack of clarity in the application. He stated that he wants more information as it is difficult to approve without seeing the structure elevations.

Board member Conway stated that the Planning Board must be careful about what they recommend.

The Board members agreed that more specifics are needed, and they would like to continue the discussion with Chairman Goscicki and Board member Howard present.

- Motion:** Board member Faulk made a motion to table recommendation of Conditional Zoning Amendment for Weddington United Methodist Church for the addition of a temporary modular classroom building at 130 S. Providence Road until the next Planning Board meeting.
- Second:** Manish Mittal
- Vote:** The motion passed with a unanimous vote.

Board member Conway suggested the applicant add specific details such as elevations and placement of the modular building, the storm pond mitigation, and clarification of the campus plan.

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

Mr. Tefft gave an update of projects and possible projects:

- 6424 Antioch Road – Multi-unit assisted living housing with services-no application has been submitted
- Ennis Road Subdivision – Conventional subdivision for 12 lots-no application has been submitted
- John Walker Matthews Property-Event venue to help preserve historic property-no application has been submitted
- Luna Subdivision – Conventional subdivision for 18 lots-no application has been submitted
- Liberty Classical Academy – Private K-12 school-incomplete application submitted; community meeting on Wednesday May 3 at Town Hall at 6:30 p.m.

8. Board member Comments

Board member Faulk: I hate that we couldn't approve the school's application right now. Looking forward to next month when we will have everybody here to chime in. I hope everybody had a good Easter.

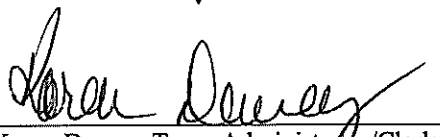
Board member Mittal: I wasn't here last month, so welcome to Amanda.

Vice Chairman Manning: I am a big proponent of the Weddington Christian Academy, but we have to cross our t's and dot our i's. We've been under a lot of pressure for the last year and a half, we have to do this right.

9. Adjournment

Motion: Board member Conway made a motion to adjourn the April 24, 2023 Regular Planning Board meeting at 7:50 p.m.
Second: Board member Mittal
Vote: The motion passed with a unanimous vote.

Approved: May 22, 2023



Karen Dewey, Town Administrator/Clerk

Ed Goscicki, Chairman